

Public Hearing – Petition for Extension of Leeds Jefferson Heights Sewer and Water Districts
Catskill Town Hall
July 19, 2023 6:15 PM

PRESENT:	Dale Finch,	Supervisor
	Jared Giordiano,	Councilman
	Patrick McCulloch,	Councilman
	Paul Vosburgh,	Councilman

Supervisor Finch opened the public hearing with the Pledge of Allegiance. He asked the clerk to read the notice.

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Town Board of the Town of Catskill at Catskill Town Hall, 439 Main St., Catskill, NY 12414 on the 19th day of July at 6:15 PM for the purpose of conducting a hearing upon a proposal to expand the Leeds Jefferson Heights Water and Sewer District in the Town of Catskill to include property located at 27 Brooks Lane in the Town of Catskill. The general boundaries of the proposed expansion include new parcels on the east side and west side of Brooks Lane. The new two unit building on the West Side of Brooks Lane is located in the sewer and water districts. The new two unit building on the East Side of Brooks Lane is where the sewer and water district will be expanded. The new buildings are proposed on lots be subdivided from Tax Lot # 138.00-15-24 located in the Town of Catskill. At the above stated time and place said Town Board will consider such proposal and hear all persons interested in the subject thereof concerning the same. The proposed expansion area is delineated on a map on file with the Town Clerk. A copy of the map and additional materials submitted in support of the petition for expansion will be made available for public inspection in the Town Clerk's Office and on the Town website in advance of the public hearing. The Town Board reserves the right to modify the boundaries of the proposed district expansion to address the concerns raised during the public comment period and to serve the best interests of the Town. The improvements proposed to be made are as follows: Each building will have a 4-inch schedule 40 PVC effluent pipe, which will combine and connect to the existing sewer stub outside of the units as shown on the design plans. The sewer lines will gravity flow into the existing sewer stub with a minimum slope of 2%. Cleanouts will be installed outside each unit and no bends will exceed 45 degrees. The sewer pipes will conform with ASTM D-3034. All connections will have rubber gaskets conforming to ASTM D-3212. All of the sewer system connections will be installed and tested in accordance with the Town of Catskill Sewer Use Law and the Intermunicipal Agreement between the Town and Village of Catskill. The proposed expansion areas and townhouse units will connect to existing water and sewer lines in Brooks Lane; no sewer or water main extensions are needed or proposed. The Engineer's Report and Plan are on file with the Town Clerk. All costs associated with the expansion of the Leeds Jefferson heights Sewer and Water District and the construction of the proposed sewer and water connection shall be paid by the Petitioner. The Town will not incur any cost from the expansion of the sewer and water district and the construction of the proposed connections. The Petitioner will own and maintain the lines or service laterals in the district expansion area and will be responsible for the operation, maintenance, repair, supervision, and replacement of the service laterals located on the subject property. The Petitioner would be charged as a district user in accordance with applicable agreements and legal authority. Dated: June 21, 2023 Catskill, New York, By Order of the Town Board of the Town of Catskill, Elizabeth Izzo, Catskill Town Clerk

Supervisor Finch stated most people present are familiar with the project. We are working with Delaware Engineering and have not done our leg work yet to move forward with the project. We are working with Mr. Vipler and his attorney, Allyson Philips, on how to proceed with the extension.

Mr. Vipler approached the board and gave a brief history of the project. He stated he had met with Bob Young of the Village DPW to make sure there is enough water to handle the project and there should be a letter on file with the Planning Board where there is enough water to handle the two buildings. Mr. Vipler has stated he has never had any issue with water pressure at his own home located at the end of Locust Park.

He hired an engineering firm to review the attachments to the water and sewer district which is in the petition as exhibit A. There was an error in calculation about how much water the units will use as they used a NYSDEC calculation based on the number of bedrooms. He has phoned Kaaterskill Engineering to figure out the average water use of a home which is 7 to 12 units per quarter with one unit being 750 gallons. He is not agreeable to hiring another engineering firm since the letter in the PB file approves the four homes under the subdivision and if the town wishes to pay for the review, he has no problems.

Supervisor Finch stated he is not comfortable with moving the project forward without the review of DE for the water capacity and flow study. Mr. Vipler stated no one is more qualified to talk about the average water flow than DPW. Councilman Vosburgh does not believe we can discard what DEC states about the average use of water.

Councilman Giordiano stated he is a resident of Brooks Lane and when the country club had the fire, he had no water and occasionally has water pressure issues. He believes the flow in the pipe may not support the additional units. He stated without a third party review he would not support the petition.

Mr. Vipler confirmed what was being told, that even with the letter from DPW and the petition to file which cost \$10,000, there is now the possibility of the board not approving the extension. This should have been disclosed ahead of time.

Councilman McCulloch stated the town is hiring DE. Supervisor Finch stated there is a question of the infrastructure supporting a four bedroom and three-bedroom townhome and asked what Mr. Vipler's vision is for the property; would they be short term rentals or weekend stays, what will the capacity for eight individuals and then in the future, more business, more activity. The only decision we need to make will require the engineering report regarding the water pressure.

The board asked Mr. Vipler his future vision. Mr. Vipler stated there will be no more buildings unless a new line is brought in. He will stop with the two buildings under the existing water line. The units are to be sold and if they do not sell, then he will not proceed with the building the other unit.

Supervisor Finch and Mr. Vipler agreed to get an estimate of how much it will cost for a third-party evaluation. Supervisor Finch asked if there were any further comments. Councilman McCulloch stated the number scared him in the report as it is a lot of water and all we want to know is the number. DE will only do a water feasibility study and pressure test.

Councilman Giordiano motioned to keep the public hearing open seconded by Councilman McCulloch. The public meeting ended at 6:52 pm with the Town Board Committee Meeting convening.

Respectfully submitted,
Elizabeth Izzo
Town Clerk