

Village Millbrook Board of Trustees

Resolution #2021-013*

***The Following Resolution Amends and Restates as Amended the Resolution adopted by the Village Board on July 14, 2021, to Remove Section 3 of the Previously Adopted Resolution**

WHEREAS, at a duly convened meeting of the Village of Millbrook Board of Trustees, the Board has reviewed and hereby adopts the Water/Sewer Hook-Up and Escrow fees for Village and Town residents. ~~Connection fees, also adopted, only apply to Non-Village applicants that have been pre-approved by a memo from Mayor Hurley dated June 18th, 2010 (attached)~~

~~Connection fees as defined in the Bill Bright (Delaware) memo (attached):~~

- ~~Maple Hill Dr. subdivision water and sewer approvals as defined in the Bill Bright (Delaware) memo dated 12/22/2022 (attached).~~

1) Application fees for Village and Town:

- Water: \$500 and \$500 bond
- Sewer: \$500 and \$500 bond

2) Escrow of \$5000 to cover Village-related and VRI-related inspection fees, engineering fees and administrative fees (amounts TBD). Each application requires a stamped Dutchess County Health Department (DCHD) approved site plan.

~~3) Connection fees for Non-Village pre-approved applicants: Homeowner pays all connection fees for each hookup plus an additional \$6270 for water hookup and \$6270 for sewer hookup (Assuming current rates for non-village water & sewer and a three-bedroom house. Connection fees are subject to adjustment based on the size of the project.)*~~

THEREFORE, BE IT RESOLVED, the abovementioned Water and Sewer Hook-Up, Connection, and Escrow fees will go in effect the date of this Resolution.

Dated: July 14, 2021 Moved by:

Mayor Collopy

Seconded by: Deputy Mayor Herzog Mayor

Collopy Aye

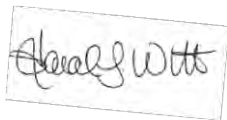
Deputy Mayor Herzog Aye

Trustee Contino Absent

Trustee Arbogast Absent

Trustee Anson Aye

Certified by:



Sarah J. Witt Village Clerk 07.14.2021

Dated: November 9, 2022

Mayor Collopy Aye

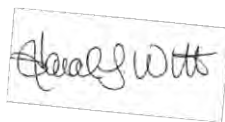
Deputy Mayor Contino Aye

Trustee Herzog Aye

Trustee Arbogast Aye

Trustee Doro Aye

Certified By Village Clerk:



11.09.2022

Dated: January 11, 2023

Mayor Collopy _____

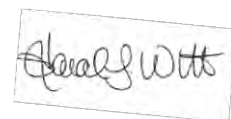
Deputy Mayor Contino _____

Trustee Herzog _____

Trustee Doro _____

Trustee Murphy _____

Certified By Village Clerk:



01.11.2023

To: Mayor Collopy
From: William Bright
cc: Village Clerk, Robert Flores, PE; Ablen Amrod, PE
Date: October 28, 2022 final Rev.-12/9/2022 **Rev-12-22-2022**
Re: Meeting w/ RW Ciferri, Gary Ciferri, Supv., Mayor Collopy RE: Maple Hill Drive subdivision water & sewer

On 10/26/2022 a meeting was held at the Village of Millbrook Village Hall to discuss the concerns of a Town of Washington land owner who holds a number of approved building lots along Maple Hill Drive and County House Rd. Present at this meeting were:

Mayor Tim Collopy
Gary Ciferri, Town of Washington Supervisor
Mr. R.W. (Skip) Ciferri (land owner)
Peter Doro, Village Trustee
William Bright, Delaware Engineering

The issue of concern to Mr. R.W. Ciferri was **Village of Millbrook Board of Trustees Resolution #2021-013** (attached) passed by the Village Board on 7/14/21 which was revised with new resolution on 8/10/2022 **Establishing the Terms, Consideration and Conditions for Out of Village Residents to Connect to the Village Sewer System** (attached). These resolutions are related to the willingness of the Village of Millbrook Board to allow certain Town of Washington residents to connect to the Village wastewater treatment facility and sewer collection system, should they choose. The resolutions allow for the connection of single-family residents, when those properties are adjacent to existing sewer mains. For a point of reference, the WWTF may have excess capacity when an individual sewer main may not have capacity so an engineering analysis is advised on a case-by-case basis. A formula for developing the fee for service and connection was established by using the replacement cost less usable depreciation of the entire sewer system. This method establishes the value of 1 gallon of capacity and using NYSDEC design standards for volume of water per bedroom each bedroom is rated at 110 gallons, a three-bedroom home's flow is 330 gallons per day X the cost per gallon = connection fee.

The 10/26/22 meeting's discussion concerned nine lots highlighted in the June 18, 2010 letter written by Mayor Laura Hurley to Mr. R.W. Ciferri (attached) where by the Village of Millbrook

acknowledged that those nine lots have been approved for connection to the Village water and sewer systems. The Hurley letter was in our opinion a statement of fact based on the historical records of approvals granted Mr. Ciferri from the mid 1980's by the Town of Washington, the Village of Millbrook & Dutchess County Health Department. We have attached examples of the various approvals provided to Mr. Ciferri from the Town of Washington, Village of Millbrook and the Dutchess County Health Department. Mr. Ciferri's Maple Hill Subdivision is unquestionably approved to be connected to the Village water and sewer systems. The analysis of these approvals also provides details into the extent of the approvals and the fees collected by the Village for these connections.

After reviewing all of the information provided, the approval correspondence as well as our discussions with the property owner, Mr. Ciferri; the cost to purchase water and sewer capacity does not apply to the Maple Hill Subdivision nor any other property connected to this gravity sewer main when it was installed, inspected and approved by the Village. All Maple Hill Subdivision properties and any other properties that have sewer laterals already installed onto individual lots, were inspected by the Village engineer, and the connections were certified by the Dutchess County Health Department, are already connected to the Village of Millbrook collection system. Each Maple Hill lot also has water main located on each property with easements provided to the Village. The required fees were paid by Mr. Ciferri to the Village for engineering inspections for each property's connection. Based on this information our opinion is that Maple Hill Subdivision and those lots with sewer lateral installed onto the private property and connected to the same gravity sewer main is considered connected as each lot has an installed sewer lateral place on the private property. Also, each private lot that has a water main located physically on the property. We believe the properties cannot be charged additional fees beyond what has already been charged by the Village when the system was installed in the 1980's. The only item remaining is the Village water tapping fee which I believe is \$500 per water tap and the Village provides any new property the corporation valve and the shut off valve with a water meter for when a home is constructed.

It was noted that the properties in question have not been billed for their annual sewer assessment fee, this should be corrected and each property should be charged the sewer assessment fee going forward. Also, the Village should consider instituting a water assessment fee for vacant lots connect to the Village water distribution system as having a water and sewer connection are much more valuable than a lot that is not connected. Should you have any other questions do not hesitate contact us.

OFFICE OF
BOARD OF TRUSTEES
VILLAGE OF MILLBROOK
MILLBROOK, DUTCHESS COUNTY, N. Y.

LAURA M. HURLEY
MAYOR

LINDA T. WILTSE
CLERK/TREASURER



35 MERRITT AVENUE
P.O. Box 349
MILLBROOK, N.Y. 12545
TEL: (845) 677-3939
FAX: (845) 677-3972

June 18, 2010

R.W. Ciferri, III
PO Box 750
Millbrook, New York 12545

Dear Skip:

This letter acknowledges that the following Maple Hill Drive Subdivision parcels have been pre-approved for hook up to the Village of Millbrook Water & Sewer System:

6764-01-271520-
6764-01-287553-
6764-01-288522-
6764-01-295576-
6764-01-305497-
6764-03-219485-
4964-03-249489-
6764-03-268492-
6764-03-268494-

Forgoing any formal resolutions made by the Village of Millbrook Board of Trustees limiting water and wastewater hook ups outside of the village boundaries, these parcels retain their approved status for single family home, one acre lot, municipal water and wastewater use. The connections will be made at the expense of the property owner and under the supervision of the village.

If you have any questions or need additional information, please feel free to contact me.

Very truly,

Laura M. Hurley
Mayor

11/17/1987 Resolution of Village Board granting connection to Village sewer system and WWTP. Sites that the entire sewer main from the connection near Bennett College to Maple Hill Subdivision would be dedicated to the Village such that multiple sewer connection along the route of the sewer main could be connected. This seems to have been considered as a benefit to the Village of Millbrook provided by Mr. Ciferri which would allow the Village to add customers, thus increasing the customer base. Analysis of the record tells us that a few years after this approval and because of the installation of the approved sewer main by Mr. Ciferri's Dutchess County was able to connect its facility located on Oak Summit Rd. in the Town of Washington. This eliminated an old ground water sewage discharge from the County House and increased the sewer customer base by >60 benefit units.

November 17, 1987
Minutes

WHEREAS, the Village of Millbrook has sufficient capacity in its Wastewater Treatment Plant with the proposed modifications to accommodate this flow, and,

WHEREAS, the Developer proposes to obtain all required easements and permits, and to construct all required sewer mains and appurtenances in accordance with the Dutchess County Health Department requirements and Village of Millbrook standards, at no cost to the Village of Millbrook, and

WHEREAS, the Developer intends to dedicate all of said improvements to the Village of Millbrook upon completion and acceptance, now,

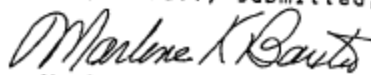
THEREFORE, the Village of Millbrook grants permission to the Maple Hill Subdivision to connect to the Village of Millbrook Sanitary Sewer System. The developer, as a condition of this approval, shall submit plans and specifications of the proposed new sanitary sewer to the Village Engineer for approval, and agrees to reimburse the Village for all costs of engineering review and inspection services required to assure that the construction of the sewer is completed to conform to the approved design drawings and specifications.

Trustees G. Ciferri, Manzi & Mayor Murphy - Aye. Trustee R. Ciferri abstained. Motion carried, resolution declared duly adopted.

Trustee G. Ciferri moved to approve audit of bills, second Trustee Manzi. Motion carried.

Trustee Manzi moved to adjourn, second Trustee R. Ciferri. Motion carried. Meeting adjourned 10:13 pm.

Respectfully submitted,



Marlene K. Baxter
Village Clerk

12/23/1986 Water Connection Approval

OFFICE OF
BOARD OF TRUSTEES
VILLAGE OF MILLBROOK

MICHAEL P. MURPHY
Mayor
MARLENE K. BAXTER
Clerk-Treasurer



WASHINGTON AVE.
P.O. BOX 349
MILLBROOK, N.Y. 12545
914 677-3939

December 23, 1986

R.W. "Skip" Ciferri
Hillside Avenue
Millbrook, N.Y. 12545

Dear Skip:

As per your request and the advisory letter from Richard Chazen dated December 19th the Village Board met last evening and agreed to allow your proposed eight lot subdivision at Maple Hill Road to be serviced by Village of Millbrook Water.

This service is for the seven new lots you have created as well as the house you purchased on County House Road formerly owned by Dr. Bennett.

Should you desire additional water service in the future beyond this eight lot subdivision it would have to be discussed with the village at that time. Since it is our intention that the new home be individually metered the village requires a maintenance easement from you for that portion of the eight inch main that will be on private property.

Should you decide at some future date to deed to the village this new Main, we would be happy to discuss it at that time. Prior to construction of the Main and any distribution lines, I would appreciate your contacting Paul Massarelli and Vinny Sepe so that they are familiar with your plans and village regulations regarding water hook-ups are fully adhered to.

If I can be of further assistance please do not hesitate to call on me.

Sincerely,

Michael P. Murphy

bas
cc: Village Board
Paul Massarelli
Richard Chazen

1/26/1988 Dutchess County Health Department approval of the connection of the Maple Hill Subdivision to the Village Public Water Supply.

THE COUNTY OF DUTCHESS
LUCILLE P. PATTON, COUNTY EXECUTIVE

DEPT OF HEALTH

WALTER R. SCOTT
DEPT OF HEALTH

22 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
TELEPHONE (914) 431-2820

January 26, 1988

Milton Chazen Associates
Consulting Engineers
One Overocker Road
Poughkeepsie, New York 12603

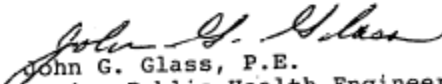
Attention: Dennis Hawkins

Re: Maple Hill Subdivision
Town of Washington
(Water Distribution System)

Gentlemen:

This is to advise that this Department is in receipt of your Certification of Completed Works for the above referenced project. Based upon this certification, the water distribution system is accepted by this Department for use.

Very truly yours,


John G. Glass, P.E.
Senior Public Health Engineer

JGG/bg
cc: File