

Town of Henderson
Notice of Public Hearing

RE: To Consider the increase in the maximum amount proposed to be expended for the Sewer District #1 and the construction of sewer improvements

Please take notice that a Public Hearing for proposed increase in the maximum amount proposed to be expended for the Sewer District #1 and the construction of sewer improvements

will be held at the Henderson Community Hall at 8939 NYS Rte. 178., Henderson, NY 13650 on Tuesday April 21, 2026 at 6:00PM and that an opportunity to be heard in regard thereto will then and there be given to all persons. Copies of resolution and order are available online on Town website, www.townofhendersonny.org or by request.

Dated April 8, 2026

Wendy Flagg, Town Clerk

**TOWN OF HENDERSON TOWN BOARD
PUBLIC HEARING RESOLUTION AND ORDER**

At a Regular Meeting of the Town Board of the Town of Henderson, Jefferson County, New York, held at the Town Hall located at 12105 Town Barn Road, New York 13650 on March 10, 2026 at 6:00 PM.

The meeting was called to order by the Supervisor and upon roll being called, there were:

PRESENT:	Karen Richmond	Supervisor
	Matthew Owen	Councilor
	Torre Parker-Lane	Councilor
	David Poulin	Councilor
	Lindsay Witmer	Councilor - Absent

**IN THE MATTER OF
AN INCREASE IN THE MAXIMUM AMOUNT TO BE EXPENDED
FOR THE IMPROVEMENT OF FACILITIES IN THE
TOWN OF HENDERSON SEWER DISTRICT NO. 1
IN THE TOWN OF HENDERSON,
JEFFERSON COUNTY, STATE OF NEW YORK
PURSUANT TO ARTICLE 12-A (§209-h) OF THE TOWN LAW
("Sewer District No. 1")**

Councilor Owen moved and Councilor Parker Lane seconded the following resolution:

WHEREAS, a Map, Plan and Report was previously prepared in such manner and in such detail as heretofore has been determined by request by the Town Board of the Town of Henderson, New York (the "Town"), relating to the creation and construction, pursuant to Town Law Article 12-A, of sewer system improvements to be known and identified as the Town of Henderson Sewer District No. 1 ("Sewer District No. 1"); and

WHEREAS, a Resolution and Order of the Town of Henderson Town Board to Approve the Formation of the Town of Henderson Sewer District No. 1 Pursuant to Article 12-A of the Town Law was duly adopted in August of 2018; and

WHEREAS, the Resolution and Order further determined that the Sewer District improvements would be constructed at a cost not to exceed a total of Eleven Million Seven-Hundred Twenty-Five Thousand and 00/100 (\$11,725,000.00) Dollars; and

WHEREAS, subsequently, in order to further advance the project, the Town Board determined that it was necessary for the Town to consider an increase in the footprint of the Sewer District and in the estimated unit cost given the amount of financing and grants secured for the project and the additional funding needed to proceed with construction of the Sewer District; and

WHEREAS, on August 11, 2020, the Town passed a Resolution and Order Extending the

Town of Henderson Sewer District No. 1 pursuant to Article 12-A of the Town Law; and

WHEREAS, the 2020 Resolution and Order further determined that the Sewer District improvements would be constructed at a cost not to exceed a total of Thirteen Million Nine-Hundred Fifteen Thousand and 00/100 (\$13,915,000.00) Dollars; and

WHEREAS, the 2020 Resolution was adopted subject to permissive referendum in accordance with Article 12-A of the Town Law; and

WHEREAS, no petitions were filed triggering a referendum; and

WHEREAS, subsequently, in order to further advance the project, the Town Board determined that it was necessary for the Town to consider an increase in the estimated unit cost given the amount of financing and grants secured for the project and the additional funding needed to proceed with construction of the Sewer District; and

WHEREAS, on November 28, 2023, the Town passed a Resolution and Order determining that the Sewer District improvements for Town of Henderson Sewer District No. 1 would be constructed at a cost not to exceed a total of Twenty-Eight Million and 00/100 (\$28,000,000.00) Dollars pursuant to Article 12-A of the Town Law; and

WHEREAS, the 2023 Resolution further determined that the estimated cost of the Sewer District to the “typical one or two family home” was Six Hundred Ninety-Three and 00/100 (\$693.00) Dollars; and

WHEREAS, the 2023 Resolution further determined that there would be no estimated hook-up costs because the project was designed as a “turnkey” project; and

WHEREAS, the 2023 Resolution was adopted subject to permissive referendum in accordance with Article 12-A of the Town Law; and

WHEREAS, no petitions were filed triggering a referendum; and

WHEREAS, subsequently, in order to further advance the project, the Town Board determined that it was necessary for the Town to consider an increase in the estimated unit cost given the amount of financing and grants secured for the project and the additional funding needed to proceed with construction of the Sewer District; and

WHEREAS, however, due to significant increases in the cost of labor and materials and high inflation as well as a change in the project design and scope, the Town Board has become aware of the need to now increase the maximum amount proposed to be expended for the construction of the improvements within the Sewer District; and

WHEREAS, a Map, Plan and Report, prepared by Barton & Loguidice, competent engineers duly licensed by the State of New York, dated February 2026, has been prepared in such manner and in such detail as heretofore has been determined by the Town Board, relating to the establishment of and the increase in the maximum amount to be expended for the Sewer District; and

WHEREAS, the Map, Plan and Report, as revised, has been duly filed in the Office of the Town Clerk of the Town; and

WHEREAS, the boundaries of the proposed Sewer District are those properties and areas within the Town as set forth in Schedule “A” attached hereto and made a part hereof; and

WHEREAS, the Sewer District improvements include those described in the Map, Plan and Report and consist generally of a newly constructed low-pressure and gravity collection system to serve the Town along the Bay including, but not limited to, County Route 123, portions of County Route 72, portions of State Route 3, and portions of County Route 178; and

WHEREAS, the maximum amount proposed to be expended for the construction of the Sewer District is proposed to be increased from Twenty-Eight Million and 00/100 (\$28,000,000.00) Dollars to Fifty-One Million Three-Hundred Thousand and 00/100 Dollars (\$51,300,000.00) and the plan of financing includes the issuance of bonds of the Town to finance said cost and the assessment, levy and collection of special assessments shall be borne entirely by the properties located within the described benefitted areas including the several lots and parcels of land within said benefitted areas as associated with the Sewer District, which the Town Board shall determine and specify to be especially benefitted thereby, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable, as generally described in Schedule “B” and as set forth more fully in the Map, Plan and Report, and further that the Town has determined to seek and obtain public sources of funding and financing through a variety of sources including the New York State Environmental Facilities Corporation (“NYSEFC”), the Bipartisan Infrastructure Law (“BIL”), the United States Department of Agriculture – Rural Development (“USDA-RD”) and the New York State Department of Environmental Conservation (“DEC”), as well as other sources, for the construction and administrative costs associated with the creation and construction of the Sewer District; and

WHEREAS, as a result of the increase in the maximum amount proposed to be expended the cost to the typical property is estimated to be Seven-Hundred Ninety and 00/100 Dollars (\$790.00) and Fifteen-Hundred Eighty and 00/100 Dollars (\$1,580.00) for a typical two family home based upon the funding scenario and estimates as set forth in Schedule “B”; and

WHEREAS, there are no estimated hook-up costs because the project was designed as a “turnkey” project; and

WHEREAS, the cost and expenses of operation and maintenance of said Sewer District, shall be a function of charges to the benefitted property owners and shall not be a general charge against the Town; and

WHEREAS, the Town Board has heretofore caused to be prepared and filed for public inspection with the Town Clerk, a detailed explanation of how such estimates were computed; and

WHEREAS, the Town Board previously conducted an environmental review of the proposed Sewer District project pursuant to the New York State Environmental Quality Review Act (“SEQRA”) and determined that the project is a Type 1 Action, that the Town Board would act as lead agency and that a Full Environmental Assessment Form would be prepared; and

WHEREAS, having given due consideration to the impact that the creation and construction of the Sewer District may have on the environment, the Town Board determined that

the project would not have a significant impact on the environment and therefore issued a Negative Declaration for purposes of SEQRA; and

WHEREAS, as a result of the change in the project scope and proposed design the Town Board declared itself lead agency for an additional SEQRA review by resolution dated March 10, 2026.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that on April 21, 2026, a hearing of the Town Board of the Town of Henderson shall be held at 8939 State Route 178, Henderson, NY 13650 at 6:00 PM, or as soon thereafter as the matter can be heard to consider the increase in the maximum amount proposed to be expended for the Sewer District and the construction of sewer improvements herein referred to and to hear all persons interested in the subject thereof, concerning the same and for such other action on the part of the Town Board with relation thereto as required by law; and it is further;

RESOLVED AND ORDERED that the Town Clerk cause a copy of this order to be published once in a newspaper having a general circulation in the Town and designated as the official newspaper of the Town for such purposes and to also post a copy thereof on the Town's official signboard maintained pursuant to Section 30(6) of the Town law; and to further place a copy of this order upon the Town's website, all as certified by the Town Clerk, the first publication thereof and said posting are to be not less than 10 nor more than 20 days before the day designated for the hearing as aforesaid, all in accordance with the applicable provisions of the Town Law; and it is further;

RESOLVED AND ORDERED that the Town Clerk file a certified copy of this order with the Comptroller of the State of New York on or about the date of publication and posting of a copy of this order.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Karen Richmond	Supervisor	Voted	Yes
Matthew Owen	Councilor	Voted	Yes
Torre Parker-Lane	Councilor	Voted	Yes
David Poulin	Councilor	Voted	Yes
Lindsay Witmer	Councilor	Voted	Absent

The foregoing resolution was thereupon declared duly adopted.

DATED: March 10, 2026

SCHEDULE "A"
Written Boundary Description
Town of Henderson Sewer District No. 1

Jefferson County, New York

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Henderson, County of Jefferson, State of New York and being more particularly described as follows:

BEGINNING at a point in the southerly shoreline of Lake Ontario (Henderson Harbor) at its intersection with the easterly boundary of Jefferson County Assessment Parcel 98.14-1-57

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 98.14-1-57, the easterly terminus of Bayshore Drive and the easterly boundary of Jefferson County Assessment Parcel 98.14-1-63.5 to the northerly Highway Limits of New York State Route 3;

THENCE in a generally southwesterly direction, along the northerly Highway Limits of New York State Route 3, to the intersection of said Highway Limits with the westerly margin of Windward Lane and the northerly margin of County Route 123 (Harbor Road);

THENCE in a generally southwesterly direction, along the northerly margin of County Route 123 (Harbor Road) to a point of intersection of the easterly boundary of Jefferson County Assessment Parcel 98.14-1-70 extended;

THENCE in a generally southeasterly direction, passing through county Route 123 (Harbor Road) to the northeasterly corner of Jefferson County Assessment Parcel 98.14-1-70;

THENCE in a generally southeasterly direction, along the easterly boundary of Jefferson County Assessment Parcel 98.14-1-70 to the southeasterly corner thereof;

THENCE In a generally southwesterly direction, along the northerly Highway Limits of New York State Route 3 to the southwesterly comer of Jefferson County Assessment Parcel 98.14-1-71.2;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 98.14-1-71.2 to the southerly road margin of County Route 123 (Harbor Road);

THENCE in a generally westerly direction, along the southerly road margin of County Route 123 (Harbor Road), to the easterly boundary of Jefferson County Assessment Parcel 98.14-1-73.3:

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 98.14-1-73.3 and 98.14-1-73.1 to the northerly Highway Limits of New York State Route 3;

THENCE in a generally southwesterly direction, along the northerly Highway Limits of New York State Route 3 to the southwesterly comer of Jefferson County Assessment Parcel 98.17-1-49.1;

THENCE in a generally southerly direction, passing through New York State Route 3, to the northeasterly corner of Jefferson County Assessment Parcel 98.17-1-34.2;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 98.17-1-34.2 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 98.17-1-34.2, 98.17-1-34.1 and 98.17-1-34.4, to the southeasterly corner of Jefferson County Assessment Parcel 98.17-1-33;

THENCE in a generally southwesterly direction, along the southerly boundary of Jefferson County Assessment Parcel 98.17-1-33 to the southwesterly corner thereof;

THENCE in a generally northwesterly direction, along the westerly boundary of Jefferson County Assessment Parcel 98.17-1-33 to the southerly highway limits of New York State Route 3

THENCE in a generally northwesterly direction, passing through New York State Route 3, to the westerly Highway Limits of New York State Route 3;

THENCE in a generally southwesterly and southerly direction, along the westerly Highway Limits of New York State Route 3, crossing County Route 72 (Harbor View Road) and continuing, to the southeasterly corner of Jefferson County Assessment Parcel 106.05-1-6.1;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.05-1-6.1 to the southwesterly corner of Jefferson County Assessment Parcel 106.05-1-6.1;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 106.05-1-18, 106.05-1-17, 106.05-1-16 and 106.05-1-14, to the southeasterly corner of Jefferson County Assessment Parcel 106.05-1-14;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.05-1-14 to the easterly boundary of Jefferson County Assessment Parcel 106.05-1-10;

THENCE In a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.05-1-10 to northerly boundary of Jefferson County Assessment Parcel 106.05-1-7.2;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.05-1-7.2 to the northeasterly corner of thereof;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 106.05-1-7.2, 106.05-1-8.21, and 106.09-1-1, to the northeasterly interior corner of Jefferson County Assessment Parcel 106.09-1-1:

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-1-1 to the westerly Highway Limits of New York State Route 3;

THENCE in a generally southerly direction, along the westerly Highway Limits of New York State Route 3 to a point of intersection of the northerly boundary of Jefferson County Assessment Parcel 106.09-1-6.3 extended;

THENCE in a generally easterly direction, passing through New York State Route 3, to the northwesterly corner of Jefferson County Assessment Parcel 106.09-1-6.3;

THENCE in a generally northerly direction, along the easterly highway limits of New York State Route 3 to the southwesterly corner of Jefferson County Assessment Parcel 106.09-1-4;

THENCE in a generally northeasterly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-1-4 and continuing along the extension thereof, to the westerly boundary of Jefferson County Assessment Parcel 106.09-2-66;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcels 106.09-2-66, 106.00-1-2.7, 106.00-1-2.11, and 106.00-1-3 to a point in the southern boundary of Jefferson County Assessment Parcel 106.05-1-6.21;

THENCE in a generally westerly direction along the southerly boundary of Jefferson County Assessment Parcel 106.05-1-6.21 to the easterly Highway Limits of New York State Route 3;

THENCE in a generally northerly direction along the easterly Highway Limits of New York State Route 3 crossing County Route 72 (Harborview Road) to the northeasterly road margin of County Route 72 (Harborview Road);

THENCE in a generally southeasterly direction, along the northeasterly road margin of County Route 72 (Harbor View Road) to the northerly boundary of Jefferson County Assessment Parcel 106.00-1-2.12;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.00-1-2.12 to the northeasterly corner of Jefferson County Assessment Parcel 106.00-1-2.12;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 106.00-1-2.12 and 106.00-1-2.9 to the southeasterly corner of Jefferson County Assessment Parcel 106.00-1-2.9;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.00-1-2.9 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-1.1;

THENCE in a generally southwesterly direction, along the southeasterly boundary of Jefferson County Assessment Parcel 106.09-2-1.1 to an easterly interior corner of Jefferson County Assessment Parcel 106.09-2-1.1;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcels 106.09-2-1.1, 106.09-2-2, 106.09-2-3 and 106.09-2-4 to the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-5;

THENCE in a generally northeasterly direction, along the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-5 to the northeasterly corner of thereof;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson

County Assessment Parcel 106.09-2-5 to the southeasterly corner thereof;

THENCE in a generally southwesterly direction, along the southeasterly boundary of Jefferson County Assessment Parcel 106.09-2-5 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2- 8;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcels 106.09-2-8 and 106.09-2-9 to the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-15;

THENCE in a generally northeasterly direction, along the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-15 to the northeasterly corner of Jefferson County Assessment Parcel 106.09- 2-15;

THENCE In a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcels 106.09-2-15, 106.09-2-16 and 106.09-2-18 to the northwesterly corner of Jefferson County Assessment Parcel 106.09-2-19.1;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-2-19.1 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-19.1;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-19.1 to the northerly road margin of County Route 71 (Penney Road);

THENCE in a generally easterly direction, along the northerly road margin of County Route 71 (Penney Road) to the easterly boundary of Jefferson County Assessment Parcel 106.09-2-19.2;

THENCE in a generally southerly direction, crossing County Route 71 (Penney Road), to the easterly boundary of Jefferson County Assessment Parcel 106.09-2-20;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-20 to the southeasterly corner thereof;

THENCE in a generally southerly direction, along the extension of the easterly boundary of Jefferson County Assessment Parcel 106.09-2-20, to the northeasterly interior corner of Jefferson County Assessment Parcel 106.09-2-21.1;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-2-21.1 to the northeasterly corner thereof;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-21.1 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-2-21.1 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-28:

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County

Assessment Parcel 106.09-2-28 to the southeasterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-2-30 to the northeasterly corner thereof,

THENCE in a generally southwesterly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-30 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-2-30 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-48;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-48 to its easterly interior corner;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-3-48 to the northeasterly corner thereof;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-48 to the centerline of Stony Creek;

THENCE in a generally easterly direction, along the centerline of Stony Creek as it winds and turns to the northeasterly corner of Jefferson County Assessment Parcel 106.09-3-46;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-46 to its southeasterly corner;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-3-46 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-3-43;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-43 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-3-43 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-3-42;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-42 to the northerly boundary of Jefferson County Assessment Parcel 106.09-3-41;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcels 106.09-3-41 and 106.09-3-49 to the most northerly corner of Jefferson County Assessment Parcel 106.09-3-49;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcel 106.09-3-49 to its most easterly corner;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-49 to its southeasterly corner;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-3-49 to its southwesterly corner;

THENCE in a generally westerly direction, crossing New York State Route 178, to an angle point on the westerly highway limits of New York State Route 178 at the most easterly corner of Jefferson County Assessment Parcel 106.09-3-38.2;

THENCE in a generally southwesterly direction, along the westerly highway limits of New York State Route 178 to the intersection of said westerly highway limits with the westerly road margin of Town Barn Road;

THENCE in a generally southerly direction, along the westerly road margin of Town Barn Road to the southeasterly corner of Jefferson County Assessment Parcel 106.09-3-51;

THENCE In a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 106.09-3-51 and 106.09-3-52, and continuing, along the extension of the southerly boundary of Jefferson County Assessment Parcel 106.09-3-52 to the centerline of Stony Creek;

THENCE in a generally southwesterly and westerly direction, along the centerline of Stony Creek as it winds and turns, crossing New York State Route 3, to the southwesterly corner of Jefferson County Assessment Parcel 106.13-1-7;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 106.13-1-7 to the northwesterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.13-1-7 to the boundary of the Henderson Fire and Light District;

THENCE In a generally northerly direction, along the boundary of the Henderson Fire and Light District, to the southwesterly corner of Jefferson County Assessment Parcel 106.13-1-4;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.13-1-4 to the southerly road margin of County Route 152 (Danley Road);

THENCE in a generally westerly direction, along the southerly road margin of County Route 152 (Danley Road) to a point in the southerly extension of the westerly boundary of Jefferson County Assessment Parcel 105.12-1-35.1;

THENCE in a generally northerly direction, westerly direction and northerly direction along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-35.1 to its northwesterly corner;

THENCE In a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-33 to its southwesterly corner;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County

Assessment Parcel 105.12-1-33 to the southeasterly corner of Jefferson County Assessment Parcel 105.12-1-22;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 105.12-1-22 and 105.12-1-21 to the southwesterly corner of Jefferson County Assessment Parcel 105.12-1-21;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 105.12-1-45 to its southeasterly corner

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 105.12-1-45 to the northeasterly corner of Jefferson County Assessment Parcels 105.12-1-44;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 105.12-1-44 to the southeasterly corner thereof;

THENCE in a generally southwesterly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-44 to the southwesterly corner thereof;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-44 to the southeasterly corner of Jefferson County Assessment Parcel 105.12-1-41;

THENCE in a generally southwesterly direction, along the southeasterly boundary of Jefferson County Assessment Parcel 105.12-1-41 to the southwesterly corner thereof;

THENCE in a generally northwesterly direction, passing through Jefferson County Assessment Parcel 105.00-1-11.1 to the southeasterly corner of Jefferson County Assessment Parcel 105.12-1-39;

THENCE in a generally northeasterly direction, along the easterly boundary of Jefferson County Assessment Parcel 105.12-1-39 continuing along the extension of said easterly boundary, to the northerly road margin of Fargo Road;

THENCE in a generally easterly direction, along the northerly road margin of Fargo Road to its intersection with the southerly road margin of County Route 178 (Military Road);

THENCE in a generally northerly direction, along the southerly margin of County Route 178 (Military Road) to a corner thereof;

THENCE in a generally westerly direction, along the southerly margin of County Route 178 (Military Road) to its intersection with the southerly extension of the westerly boundary of Eastman Tract.

THENCE in a generally northeasterly direction, crossing County Route 178 (Military Road) to the intersection of the northerly margin of County Route 178 (Military Road) and the westerly boundary of Eastman Tract;

THENCE in a generally northeasterly direction, along the westerly boundary of Eastman Tract to the southerly boundary of Jefferson County Assessment Parcel 105.12-1-14.3;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-14.3 to the most westerly corner thereof;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcels 105.12-1-14.3 and 105.12-1-14.12 to the northwesterly corner of Jefferson County Assessment Parcel 105.12-1-14.12;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-14.4 to the most westerly corner thereof;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-14.4 to the northwesterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 105.12-1-14.4 to the westerly boundary of Eastman Tract;

THENCE in a generally northeasterly direction, along the westerly boundary of Eastman Tract to the southerly boundary of Jefferson County Assessment Parcel 105.08-1-32;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.08-1-32 to a corner thereof;

THENCE in generally northerly, westerly, northerly and northeasterly directions, along the westerly boundary of Jefferson County Assessment Parcel 105.08-1-32 to the southwesterly corner of Jefferson County Assessment Parcel 105.08-1-31;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.08-1-31 to the northwesterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 105.08-1-31 to the shoreline of Lake Ontario (Henderson Harbor);

THENCE in a generally southerly, easterly, northerly, and northeasterly direction, along the shoreline of Lake Ontario (Henderson Harbor) as it winds and turns to the POINT OF BEGINNING.

Containing approximately 1,195± Acres of land per Jefferson County Tax Maps, more or less.

ALSO INCLUDING in the above-described Henderson Sewer District No. 1 (as clarification), any lands underwater that may have been granted by the State of New York, within Jefferson County Assessment Parcel 105.12-1-23.1, that are part of boat access, docking and/or boat storage facilities.

SUBJECT TO the right, title or interest of the public in all streets, highways and roads which are contained within the above-described parcel of land, as they may apply.

IT BEING the intent to describe the lands shown on a map titled "Proposed Sewer District No. 1 Map, Town of Henderson, Jefferson County New York", dated August 15, 2017, revised October 02, 2019, prepared by GYMO, Architecture, Engineering & Land Surveying, D.P.C., Watertown, New York.

SCHEDULE "B"
Financing Plan
Funding Scenario Cost Status

	<i>Number of EDU's</i>	590.5
	Total Project Cost	\$51,300,000
<i>Grants</i>	Enhanced WIIA Grant	\$20,615,500
	WQIP Grant	\$9,069,000
	BIL Grant	\$14,948,250
	NRBC Grant	\$1,000,000
	<i>Total Grant Funding (%)</i>	89%
<i>Loan Terms</i>	EFC Financing (30yr term, 0% Interest)	\$5,650,000
	Annual Debt Service	\$188,333
	Annual Debt Service Per EDU	\$316
<i>Operational Costs</i>	Annual Town O&M Cost	\$382
	Annual Town SLA Cost	\$89
<i>User Cost</i>	Total Annual First Year User Cost (cost to typical property)	\$790