



**Town of Henderson Sewer District No. 1
Henderson Harbor Water Quality Improvement Project
Newsletter
September 14, 2023**

FUNDING:

The Town of Henderson recently received additional grant funding from NYS and Northern Borders Regional Commission, bringing the total grant funding awarded to the Town to \$23M. For a \$28M project, financing the \$5M balance over 30 years results in an annual cost of \$693 to the average single family house. The \$693 is below the NYS Comptroller's amount that regulates annual sewer charges to average single family homes, and is the amount the Town has been targeting.

SCHEDULE:

In October, the Town will hold a public hearing, and re-do the District Formation and Bond Resolution process based on the actual funding and updated project cost of \$28M. When this process is complete, the Town intends to put the project out to bid in January 2024 and looks to start construction in March of 2024. However, in order for the funding agencies to authorize the sewer project to be put out to bid, the easements must be signed.

EASEMENTS:

Currently, approximately 55% of the easements have been signed. The Town is hopeful that the rest of the easements will be signed now that the sewer project has received adequate funding.

During the easement signing process, the Town has heard from many residents concerned with the easement verbiage implying removal of trees and shrubs will be performed on owners' properties. It is the Town's intention, and the Engineer's plan during design, to avoid as many trees, shrubs, driveways, patios, sidewalks, and other landscape features as possible. The pipeline routes and STEP tank locations were carefully located to minimize disturbance to these features. Any landscape features that are disturbed will be replaced to equal or better condition prior to construction completion. Trees and shrubs that are removed will be replaced with the same or similar species in an alternative location.

If a resident has a minor revision to the easement, please sign the easement and cross out/add a minor revision, initial the revision, and submit it to the Town. If the minor easement revision is acceptable to the Town, the easement will be deemed ready for construction.

If easements pertaining to the force main are not signed, the Engineer will be required to re-design the pipeline around those properties, which will delay the project and likely result in higher construction costs. If easements for STEP installation are not signed and that resident or business doesn't connect to the sewer system, the following conditions will be resultant.

1. Resident is required to retain an engineer licensed in New York State to study and certify that the resident's subsurface sewage disposal system functions properly and in accordance with the New York State Department of Health Residential Onsite Wastewater Treatment Systems Design Handbook.
2. Resident is required to pay annual +/- \$300 capital costs that will be added to County tax bill (same cost for all single-family households).
3. Resident is required to perform all operations and maintenance on their own septic system.
4. When owner, code enforcement officer, or other governing body determines that the septic system requires repairs or replacement, the resident will be required to construct a septic tank effluent pumping (STEP) system compatible with the Town of Henderson Sewer District #1 specifications. This includes a septic tank, effluent pump, biofilter, floats, alarm, controls, and lateral from the new septic tank to the force main, at their own expense. Permitting may be required – also at the expense of the resident. The currently estimated cost to construct a typical residential hook-up is approximately +/- \$22,500. Note that at a minimum, an annual 4% increase in costs can be expected due to inflation.
5. The resident will be assessed a sewer connection administrative fee of approximately \$2,500-\$3,500. (To be determined by the Town Board, Engineer, and Town Attorney).
6. Upon connection to the force main, the resident will begin paying an annual operation and maintenance costs of +/- \$400 (same cost for all single-family households).

If you have signed your easement – thank you. If you have not, please reconsider and do your part to clean up Henderson Bay and allow the NYS DEC to remove the "Impaired Water Body" designation.