



**Yorktown Town Hall**  
 363 Underhill Avenue, P.O. Box 703  
 Yorktown Heights, NY 10598

(914) 962-5722  
 www.yorktownny.org

## **HMSD Extension Project- Phase 1** **October 2019 (REVISED JULY 2020)**

### **Capital Cost for Extending Town Sewer Main**

As per the engineering report entitled "Hallocks Mill Sewer Extension Report & Crystal Lake Pump Station Improvements", dated July 2018, the total capital cost to install sewers to 315 parcels in Birch Street Sub-Area (220 parcels), Sparkle Lake Sub-Area (69 parcels) and Sunrise Street Sub-Area (26 parcels) is estimated to be \$14,300,000.

The Phase 1 project construction consists of installing sewer mains to the property line of each parcel in the benefitted area, i.e. to 315 parcels. Individual property owners who wish to connect to Town sewer would then be responsible for hook-up fees and running a sewer lateral from the home to connect at the property line.

	# of Parcels	Construction \$\$	Contingency 20%	Engineering 8.5%	Legal 2%	Total \$\$	Rounded \$\$	Per Parcel \$\$
Sunrise	26	\$910,000	\$182,000	\$77,350	\$18,200	\$1,180,317	\$1,200,000	\$45,397
Sparkle Lake	69	\$2,415,000	\$483,000	\$205,275	\$48,300	\$3,132,381	\$3,100,000	\$45,397
Birch Street	220	\$7,700,000	\$1,540,000	\$654,500	\$154,000	\$9,987,302	\$10,000,000	\$45,397
<b>Total</b>	<b>315</b>	<b>\$11,025,000</b>	<b>\$2,205,000</b>	<b>\$937,125</b>	<b>\$220,500</b>	<b>\$14,300,000</b>	<b>\$14,300,000</b>	<b>\$45,397</b>
LPPS (\$8K/ea)	130		\$1,040,000					
<b>Project Total</b>		<b>\$11,025,000</b>	<b>\$1,165,000</b>	<b>\$937,125</b>	<b>\$220,500</b>	<b>\$14,300,000</b>		

### **Hook-Up Fees & Cost for Individual Property Connections**

Based on the preliminary engineering assessment, the Town evaluated all 315 parcels to determine which ones would be gravity laterals versus low-pressure pump systems. This data is available in Attachment #3 and summarized below:

- Birch Street Sub-Area (220 parcels): Gravity 160 parcels; Low-Pressure 60 parcels
  - Sparkle Lake Sub-Area (69 parcels): Gravity 0 parcels; Low-Pressure 69 parcels
  - Sunrise Street Sub-Area (26 parcels): Gravity/Pump-Up 26 parcels
- **Overall (315 parcels): Gravity 185 parcels; Low-Pressure 130 parcels**

The following tables are provided to provide cost estimates for a typical homeowner who will connect via a gravity lateral connection or a pumped system.

**Table 1 Summary of Cost for a Typical Property Connecting to Town Sewer via a Gravity Lateral**

<i>First Year Capital Cost for a Parcel Connecting to Town Sewer (Gravity)</i>					
	Description	Quantity	Unit	Unit Cost	Total Cost/Year
1	Sewer Bond Repayment, Yearly Cost for 30-year payback term	1	Ea	\$782.00	\$782.00
2	Hook-Up Fee for Sewer Connection Permit	1	LS	\$350.00	\$350.00
3	Average cost for Gravity Lateral Sewer Connection	1	LS	\$5,500.00	\$5,500.00
	Total First Year Cost				\$6,632.00

Whenever possible, a typical homeowner would utilize a gravity lateral to connect to the Town sewer as the overall cost would be lower and there would be no need for electrical power or energy use to run the system. In certain instances, a gravity lateral will not be feasible, i.e. where the site topography dictates that a pump-up system be utilized, where the homeowner sanitary waste piping is lower than the Town trunk sewer and/or other condition exist to make a gravity line not workable.

**[REVISED July 2020]**

**Table 2 Summary of Cost for a Typical Property Connecting to Town Sewer via a Pumped System**

<i>First Year Capital Cost for a Parcel Connecting to Town Sewer (Pumped System)</i>					
	Description	Quantity	Unit	Unit Cost	Total Cost/Year
1	Sewer Bond Repayment, Yearly Cost for 30-year payback term	1	Ea	\$782.00	\$782.00
2	Hook-Up fee for Sewer Connection Permit	1	LS	\$350.00	\$350.00
3	Average cost for Low Pressure Pump System & Lateral Sewer Connection	1	LS	\$14,750.00	\$14,750.00
4	Yorktown to Furnish Low Pressure Pump System	1	LS	(\$8,000.00)	(\$8,000.00)
	Total First Year Cost				\$7,882.00

**Operation and Maintenance Cost**

The costs to operate and maintain both the sewer collection system and the Yorktown Heights Water Pollution Control Plant are addressed in the Town Code, Chapter 240-8 Revenues. Within the Hallocks Mill Sewage Treatment Operating District, revenues are collected in two ways:

- A sewer tax is assessed to all connected parcels within the HMSD based on a unit assessment (single family residence = 1 unit). The unit charge for the budget year 2018 is \$572.
- A sewer rent/usage charge is assessed to all connected parcels within the HMSD based on water usage as recorded by the water meter at each residence. The 2018 cost is \$1.20 per 1,000 gallons of water usage, with a minimum water usage of 13,000 gallons per 4-month billing cycle.

**Table 3 Summary of Costs Including O&M Fees for a Property Connected to Town Sewer**

<i>Yearly Cost Including O&amp;M Fees for a Parcel Connected to Town Sewer</i>					
	Description	Quantity	Unit	Unit Cost	Total Cost/Year
1	Sewer Bond Repayment, Yearly Cost for 30-year payback term	1	Fixed fee	\$782.00	\$782.00
2	Sewer Tax (single family home = 1 unit charge)	1	Yearly charge	\$572.00	\$572.00
3	Sewer Rent @ 320 gallons water usage per day (typical family of 4)	117,000	gallons	\$1.20/1,000 gal	\$140.40
	Total Yearly Cost				\$1,494.40

**Parcels That Do Not Connect to Town Sewer**

As in past projects, where the Town issued debt in order to fund sewer infrastructure construction, there is no obligation on the part of parcel owners to connect to Town sewer when it becomes available. In instances where the property owner remains on an individual subsurface sewage disposal system, i.e. septic system, the homeowner responsibility to repay yearly debt obligations as a benefitted owner remains.

Under current Town policies, there would be no yearly cost for sewer taxes or sewer rent/usage charges until such time the homeowner makes connection to Town sewer.

**Table 4 Yearly Cost for a Benefitted Property NOT Connected to Town Sewer**

<i>Homeowner Cost for Parcels NOT Connecting to Town Sewer</i>					
	Description	Quantity	Unit	Unit Cost	Total Cost/Year
1	Sewer Bond Repayment, Yearly Cost for 30-year payback term	1	Ea	\$782.00	\$782.00
2	Sewer Tax*	1	Ea	\$0.00	\$0.00
3	Sewer Rent*	117,000	gallons	\$0.00	\$0.00
	*Note: does not include individual cost to own/operate septic system				
	Yearly Cost				\$782.00