



South Chautauqua Lake Sewer District West Side Sewer Extension | Phase 2

Community Outreach | May 2023

Agenda

1. Project Location

2. Project Purpose

3. Phase 1 Summary

4. **Phase 2** Basis of Design

5. **Phase 2** Financing

6. **Phase 2** Schedule

7. Easements

8. Contact us



Chautauqua Lake Sewer Districts

North Sewer District

Chautauqua Heights

Chautauqua Utility District

Center Sewer District

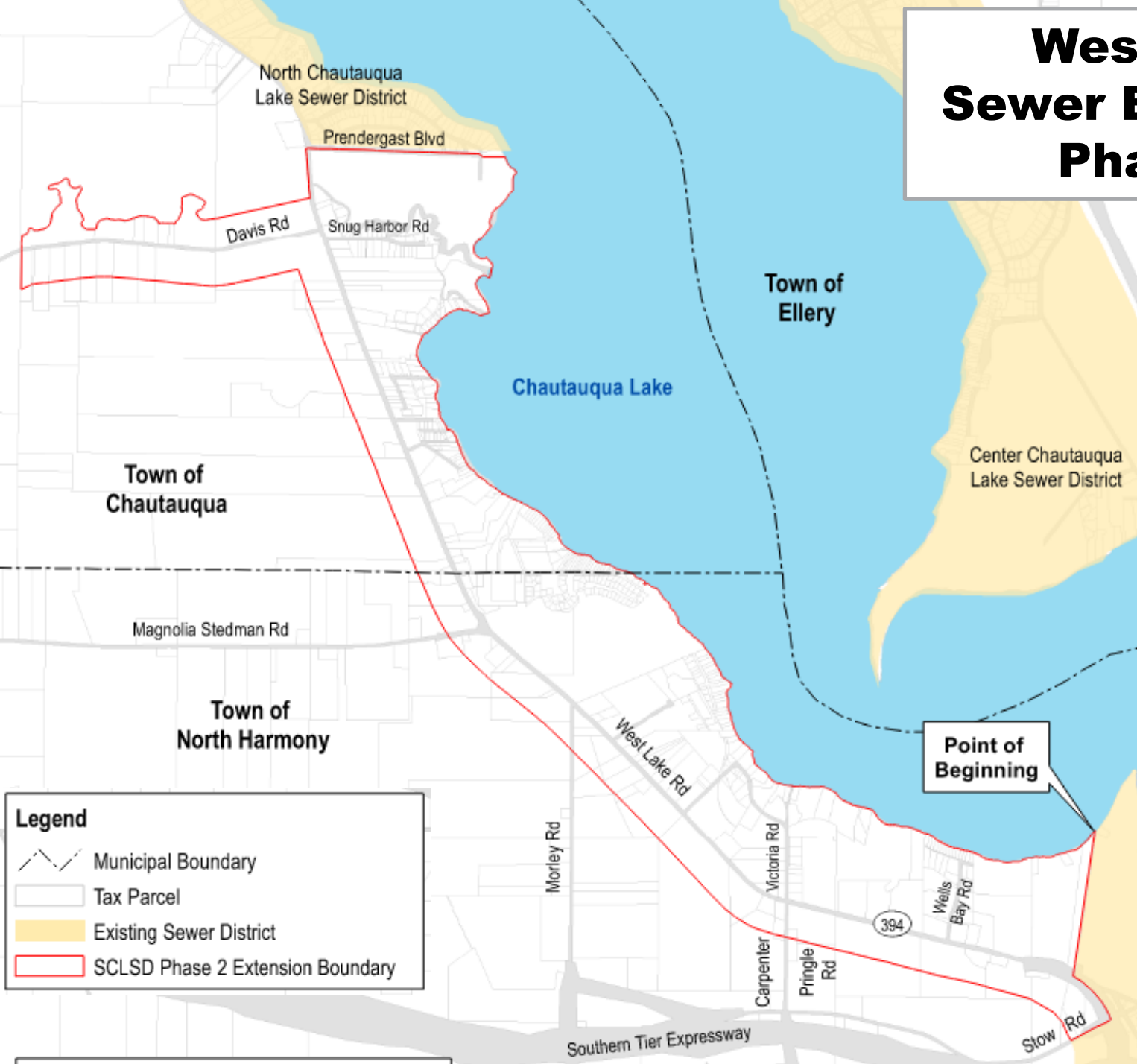
West Side Sewer Extension Phase 2

West Side Sewer Extension Phase 1

South Sewer District



West Side Sewer Extension Phase 2



Purpose

- 2002, Chautauqua Lake phosphorus level exceeded the NYSDEC guidance value of 0.020 mg/L
- 2004, Chautauqua Lake was officially designated as an impaired waterbody by NYSDEC per Section 303(d) of the Federal Clean Water Act
- Failing/Aging septic systems were identified as a source of phosphorus loading within Chautauqua Lake

Solution

- South Chautauqua Lake Sewer District (SCLSD) is extending its sewer system to the west side of Chautauqua Lake.
- Phase 1: (currently in construction with substantial completion mid 2023) Extending system to service approximately 507 parcels.
- Phase 2: Extending system to service approximately 522 additional parcels

Phase 1 Summary

Location:

Between the existing SCLSD boundary and Stow
(Inclusive of Niets Crest, Long View, Cheneys Point, Quigley Park, Connelly Park, Hadley Bay, and Stow).

Project Start (Design): 2020

Construction Start: Fall 2021

Substantial Completion: mid 2023

System Improvements:

- +/- 79,000 linear feet of pipeline
- 265 simplex grinder pumps
- 6 Duplex Pumping Stations
- 2 New Pumping Stations
- 1 Existing Pumping Station Upgrade



Phase 2 Basis of Design

GHD is developing a Basis of Design Report (BODR) on behalf of SCLSD in May 2023. The BODR establishes the infrastructure required to meet the community's current needs as well as projected population growth within the West Side Sewer Extension Phase 2.

When finalized, a copy of the final BODR will be available at <https://chqgov.com/water-and-sewer-districts/west-side-sewer-extension-phase-2>



West Side Sewer Extension Phase 2

Basis of Design Report

South Chautauqua Lake Sewer District

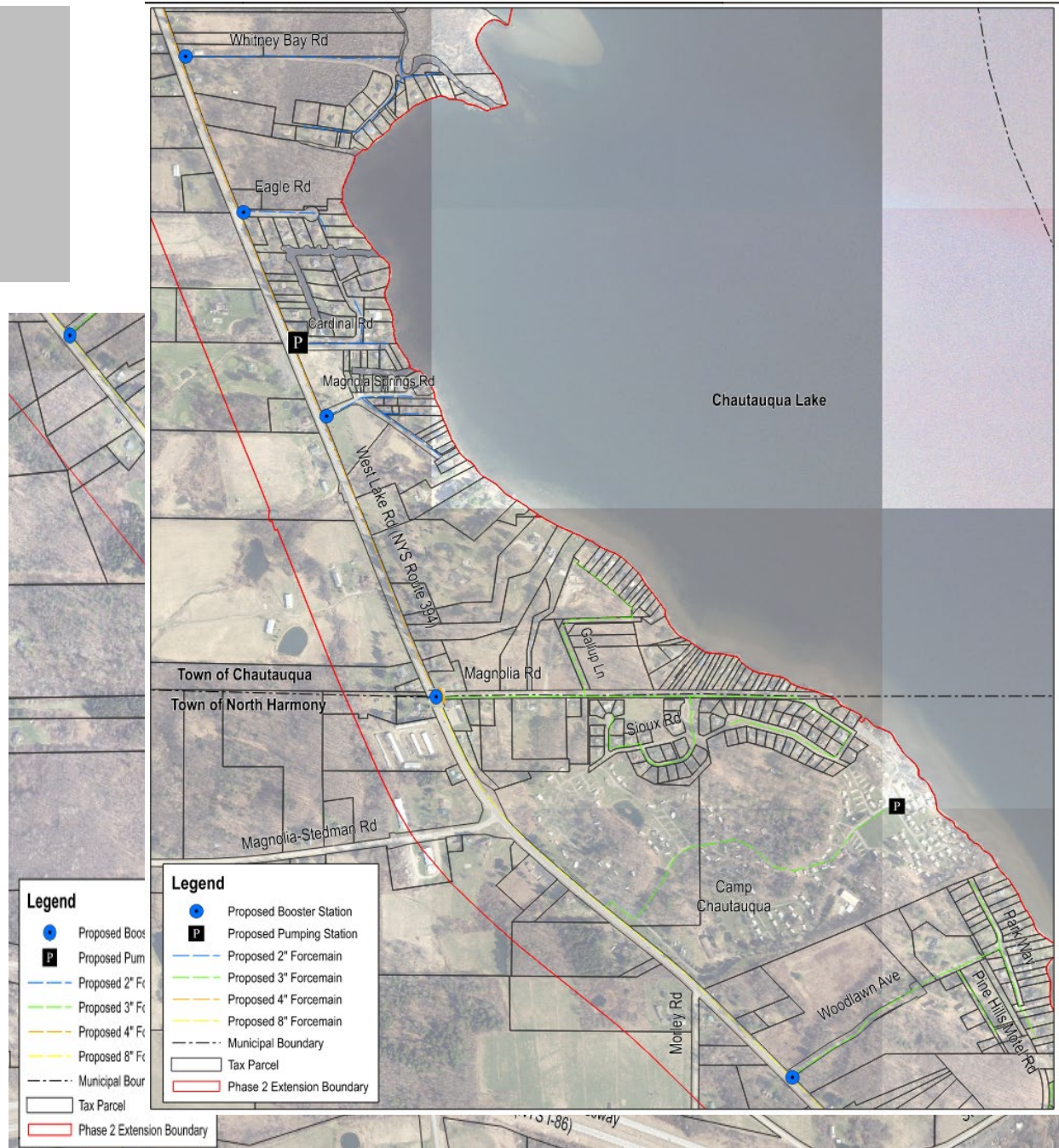
April 25, 2023

→ The Power of Commitment



Phase 2 Major Project Elements

- 1 Service to 358 developed parcels & 164 undeveloped parcels
- 2 +/-82,000 linear feet of forcemain/lateral pipe
- 3 225 simplex grinder pump stations
- 4 9 Booster/Duplex Pump Stations
- 5 New Magnolia Pump Station



Financing

- The project will be financed through a combination of grants and NYSEFC Clean Water State Revolving Fund (CWSRF) funding (0% interest for 30 years).
- Grants:
\$15,000,000
- NYSEFC Loan:
\$9,000,000

**Projected 2024
Capital Cost:
\$24,000,000**

Estimated User Cost

- Debt Service and operation/maintenance will be spread evenly across equivalent dwelling units (EDU). An EDU is equal to a single family dwelling water usage.
- The estimated number of EDUs in Phase 2 is 441.2 EDUs.
- Developed Parcels:
Not to exceed \$1,000 per year per EDU
- Undeveloped Parcels:
\$100 per year



Next steps

May 2023 to March 2024

GHD proceed with detailed design. This will include multiple site visits. Staff will be identifiable by GHD safety vests.

May to June 2023

Geotechnical investigations will continue throughout the project site

May to Sep 2023

Development of required permanent and temporary construction easements

April to Aug 2024

Regulatory Reviews and Finalization of Documents

Advertisement and Bidding Period

Aug to Nov 2024

Estimated Construction Period

Dec 2024 to Dec 2026

2023 >

2024 >

2025 >

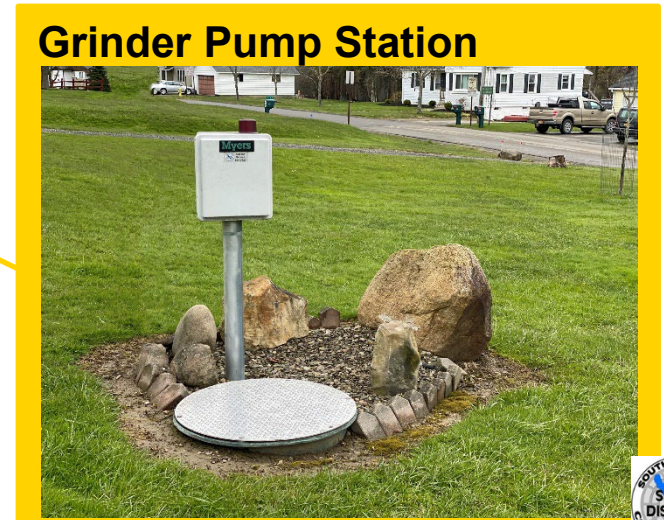
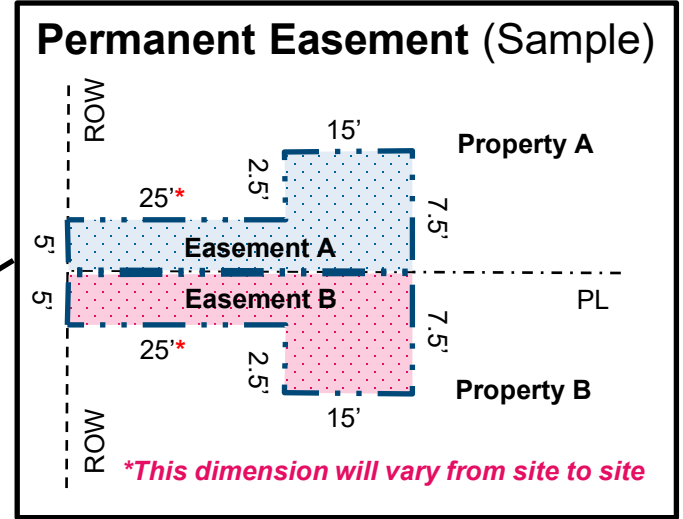
2026 >



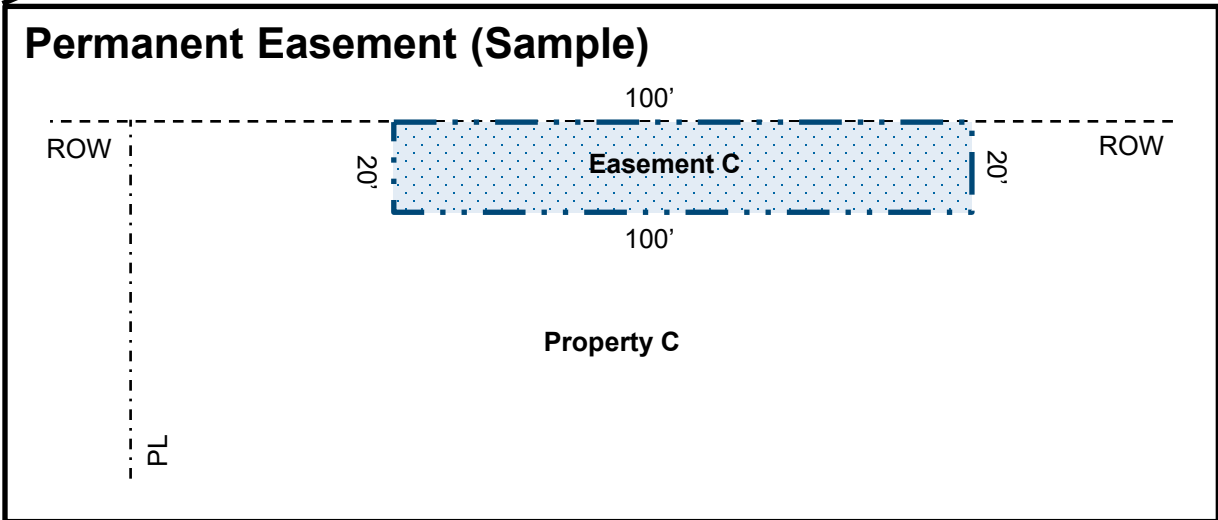
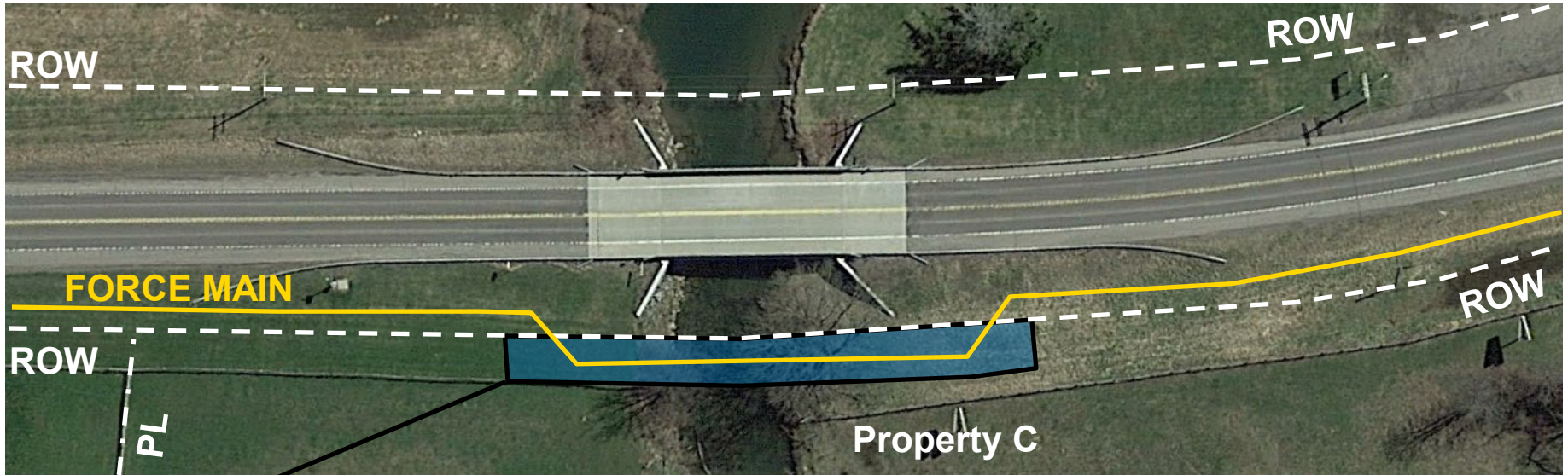
We Need Your Help

- SCLSD will need permanent and temporary construction easements for the installation and long-term maintenance/operation of the West Side Sewer Extension.
 - Permanent Easement – Is a permanent (forever) legal agreement that allows for the construction and future access for maintenance of infrastructure on private property.
 - Temporary Construction Easement – Is a temporary (during construction only) legal agreement that allows the use of private property to facilitate construction activities.
- SCLSD is looking to work with the land owners for a **zero** cost easement acquisition.
- **Why sign easement? Easement allows SCLSD to access property to maintain and service grinder station at no charge to you.**
- SCLSD/GHD requests property owners' to identify location of their septic tanks. This will aid in determining the location of the new grinder pumps.

Permanent Easement – Grinder Stations



Permanent Easement – Forcemain



Easement Package

SOUTH CHAUTAUQUA LAKE SEWER DISTRICT Easement Agreement – West Side Extension

THIS INDENTURE, made this ____ day of _____ 20____ by and between Sally F. Holland Living Trust, Carla H. Adams of 3252 Chautauqua Avenue (SBL 349.20-1-19) (hereinafter referred to as *Owner*) and South Chautauqua Lake Sewer District, (SBL 349.20-1-19) (hereinafter referred to as *District*) and existing pursuant to Article 5-A of the County Law of the State of New York and having an office at 51 Gifford Avenue, PO Box 458, Coleron, New York (hereinafter referred to as *the District*).

WITNESSETH:

WHEREAS, Owner is the owner of record of the real property identified in this Easement Agreement, and Owner warrants that it has full authority to enter into this Easement Agreement,

WHEREAS, the District is adding infrastructure in order to serve additional properties on the west side of Chautauqua Lake, and

WHEREAS, the District requires an easement from Owner in furtherance of the District's provision of sewer services, and

WHEREAS, Owner has agreed, subject to the terms and conditions enumerated herein, to grant an easement to the District,

NOW THEREFORE, the parties hereto agree as follows: In consideration of the sum of One Dollar (\$1.00) in full and adequate consideration, receipt and sufficiency of which is hereby acknowledged to the District, its successors and assigns, the parties hereto, contract, maintain, inspect, operate, enlarge, repair, replace, and reconstruct a grinder station with control panel and associated infrastructure (collectively, "Infrastructure") as described in Exhibit A, attached hereto and made a part hereof, together with an irrevocable easement, together with an easement Area for use, occupancy and access to the Infrastructure, as described in this paragraph.

THE PARTIES UNDERSTAND AND AGREE THAT the completion of construction by the District in the Easement Area, the surface of the land will be subject to the condition as found as possible. The District shall have the right to remove or alter the Infrastructure as necessary, in the sole opinion of the District.

Property Location: 3252 Chautauqua Avenue

EXHIBIT A LEGAL DESCRIPTION FOR PERMANENT EASEMENT – FIGURE 144.2 FROM SALLY F. HOLLAND LIVING TRUST AND CARLA H. ADAMS

ALL TRACT OR PARCEL OF LAND, situated in the Town of North Harmony, Chautauqua and State of New York, being part of lot No. 52, Township 2 North, Range 12 West, Section 18, Holland Land Company's Survey and being more particularly described as follows:

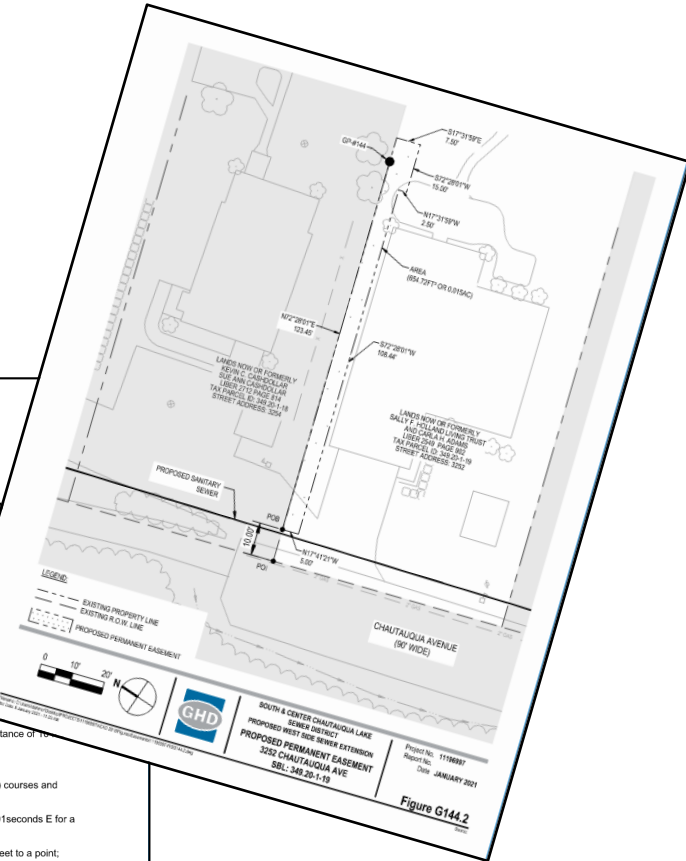
COMMENCING AT THE POINT OF INTERSECTION; of the boundary line between the Holland Living Trust and Carla H. Adams (reputed owner) (SBL: 349.20-1-19) recorded in the Chautauqua County Clerk's Office in Liber 2549 at Cashdollar and Sue Ann Cashdollar (reputed owner) (SBL: 349.20-1-19) recorded in the Chautauqua County Clerk's Office in Liber 2712; boundary line of Chautauqua Avenue as a varying width right-of-way; thence north along the property boundary line between SBL 349.20-1-19 and SBL 349.20-1-18 a distance of 123.45 feet to the POINT OR PLACE OF BEGINNING hereof;

THENCE, continuing over and across said parcel of land, the following six (6) courses and distances:

1. From the POINT OF BEGINNING; Thence, N 72degrees 28minutes 01seconds E for a distance of 123.45 feet to a point on a line;
2. Thence, S 17degrees 31minutes 59seconds E for a distance of 7.50 feet to a point;
3. Thence, N 72degrees 28minutes 01seconds W for a distance of 15.00 feet to a point;
4. Thence, N 17degrees 31minutes 59seconds W for a distance of 2.50 feet to a point;
5. Thence, S 72degrees 28minutes 01seconds W for a distance of 108.44 feet to a point;
6. Thence N 17degrees 41minutes 21seconds W a distance of 5.00 feet to the POINT OF BEGINNING.

Said permanent easement containing 654.72 square feet or 0.015 acres, more or less.

Attachment: FIGURE G144.2, Dated: January 2021



SOUTH & CENTER CHAUTAUQUA LAKE SEWER DISTRICTS

PO BOX 458 ♦ CELORON, NEW YORK 14720-0458 ♦ (716) 664-9727 ♦ FAX (716) 664-9729



ADMINISTRATIVE BOARD

Karen Kane
Chair
Robert Chapman
William...
Tom...
William...
David...
James J. ...

January 15, 2021

Sally F. Holland Living Trust
Carla H. Adams
3807 Woodlark Street
Arlington, VA 22207

RE: South & Center Chautauqua Lake Sewer Districts Easement Agreement – West Side Extension

The South & Center Chautauqua Lake Sewer Districts, a Department of Chautauqua County, is in the process of extending its municipal wastewater infrastructure to enable the Districts to serve properties, including the property associated with 3252 Chautauqua Avenue (SBL No. 349.20-1-19), along the west side of Chautauqua Lake. This project is part of a community-wide effort to improve the quality of Chautauqua Lake, an important economic and natural resource in our region. In addition, this endeavor will reduce water well contamination and facilitate compliance with Chautauqua County Department of Health regulations that require residential septic systems to be repaired or replaced.

You may have received similar correspondence from the Districts recently. PLEASE DISREGARD ANY EASEMENT ACQUISITION REQUEST DOCUMENTS THAT YOU RECEIVED PRIOR TO DECEMBER 2020. Due to recent adjustments of the proposed wastewater infrastructure and incomplete or outdated information within previous mailings, the Districts are issuing updated easement acquisition request documents to all affected property owners.

The Districts need to acquire an easement on your property as further described in the attached documents. This easement is so critical to the property owner, and will allow the Districts to install, operate, and maintain sanitary sewer infrastructure on your property in accordance with Chautauqua County Local Law 6-93, any dwelling within the sewer extension area, will be required to connect to the public sewer. If the Districts are unable to acquire this easement by February 1, 2021, it may lead to an increase in costs borne by the property owners to connect to the public sewer.

We very much appreciate your consideration of our request. If you have questions, please visit our website at <http://ghd.org> or contact the Districts' wastewater/sewer extension or if you require additional information, a District representative may be reached at (716) 664-9727.

Please find enclosed two original copies of the above referenced easement document. Also enclosed, please find a document titled "Instructions for Notarization". Please share this document with your public notary prior to executing the easement document. Once executed and notarized, please return both copies to my attention at the address above. Notaries are typically available to witness your signatures at a time bank and at Town Hall. You may also have your documents notarized and have them at the North Harmony Town Hall located at 3250 State St. Arville, NY. Please call ahead at (716) 789-3445 to check hours and availability.

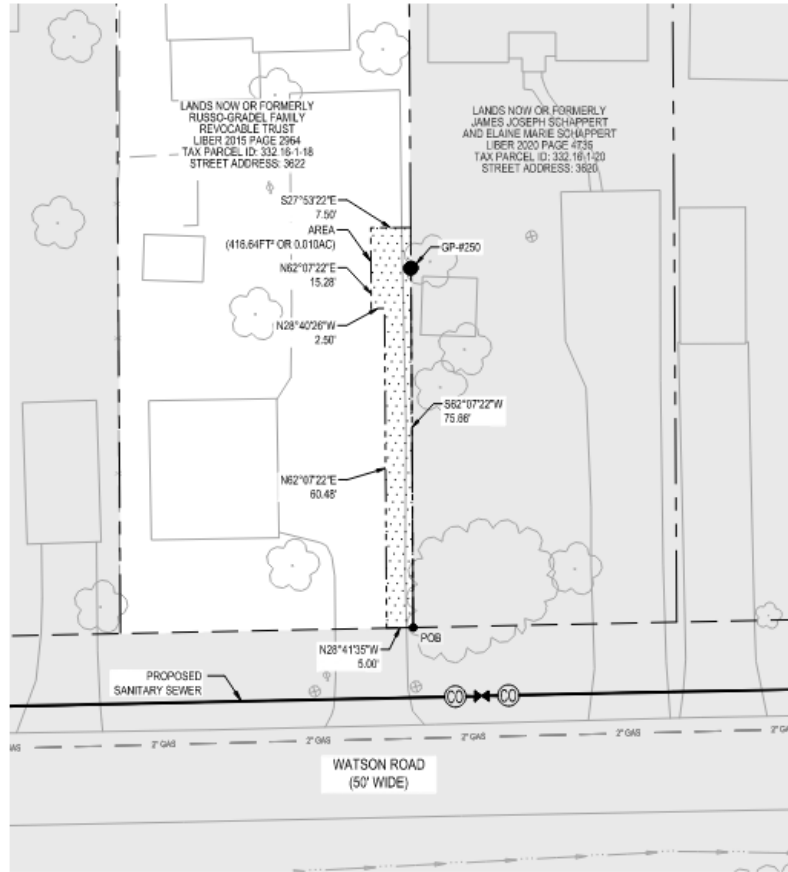
The Districts will have the fully executed agreement recorded in the Chautauqua County Clerk's Office and then will return one original to you. Please contact the Districts if you have any questions and thank you for your cooperation in furtherance of the County's West Side Sewer Extension.

Sincerely,

Thomas M. Walsh
Director



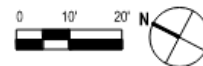
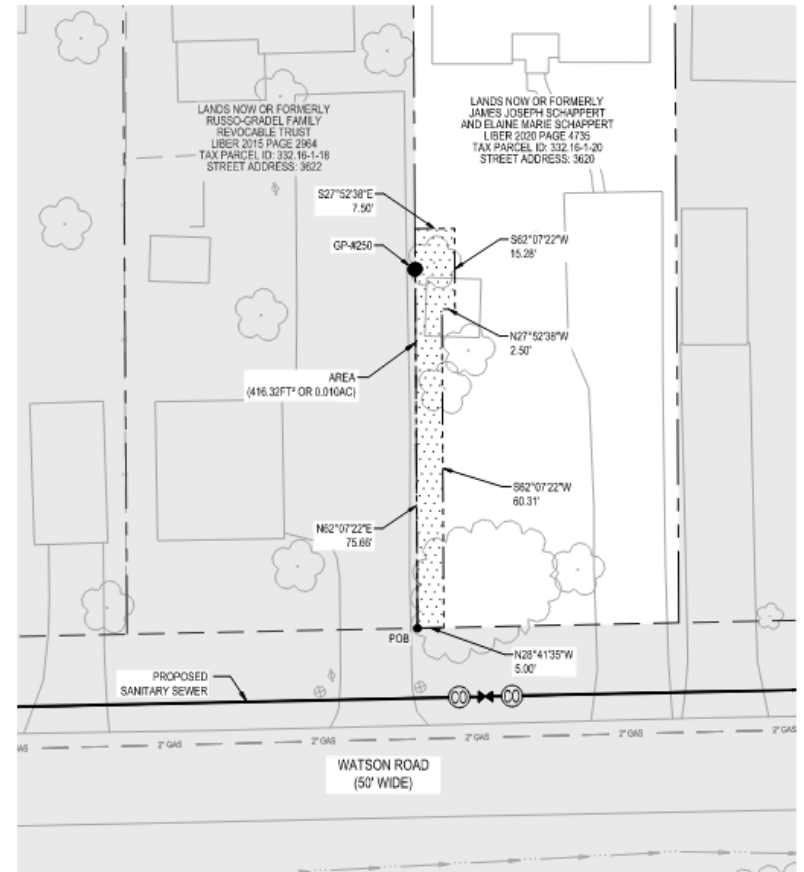
Permanent Grinder Station Easement Phase 1 Example



SOUTH & CENTER CHAUTAUQUA LAKE
SEWER DISTRICT
PROPOSED WEST SIDE SEWER EXTENSION
PROPOSED PERMANENT EASEMENT
3622 WATSON RD
SBL: 332.16-1-18

Project No. 11196997
Report No.
Date JANUARY 2021

Figure G250.1



SOUTH & CENTER CHAUTAUQUA LAKE
SEWER DISTRICT
PROPOSED WEST SIDE SEWER EXTENSION
PROPOSED PERMANENT EASEMENT
3620 WATSON RD
SBL: 332.16-1-20

Project No. 11196997
Report No.
Date JANUARY 2021

Figure G250.2





Stay connected

We encourage all property owners to request membership in the
“Westside Sewer Extension Phase 2”
Facebook group

- ✓ Project Updates
- ✓ Questions and Answers
- ✓ Easement Requests



For more information

Visit the SCCLSD website:

<https://chqgov.com/water-and-sewer-districts/west-side-sewer-extension-phase-2>



Please contact us to discuss this project and next steps:

GHD Consulting Services Inc.

sewer.chautauqua@ghd.com

+1 (716) 843-8670