

**Collington Point Sewer District Ext. #1**

**Town of Lysander, Onondaga County, New York**

**Map, Plan and Report**

**May 17, 2018**

**Prepared By:**

Allen J. Yager, P.E.

Town of Lysander Engineer

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## 1.0 Background and Authorization

On March 29, 2018 the Town of Lysander Board received a letter from the owner, Mr. Matthew D. DeKay, of the property located at 3101 & 3105 Cold Springs Road Baldwinsville, NY 13027, Tax Map I.D. 060.-02-11.0 & 060.-02-12.0, requesting that the property be included in an extension of the Collington Point Sewer District. The Town Board authorized the preparation of this report at their April 5, 2018 meeting in accordance with Article 12-A of New York State Town Law, "District Formation by Order of the Town Board". All expenses associates with the requested sewer district extension will be paid for by the property owner.

## 2.0 Proposed District Boundary

A map showing the limits of the proposed district boundary is included as figure 1 of this report, and a written description of the proposed district boundary is included as Appendix A. The proposed sewer district extension includes the parcel located at 3101 & 3105 Cold Springs Road Baldwinsville, NY 13027.

## 3.0 Projected Wastewater Flows

Estimated wastewater flows for the proposed sewer district extension can be found in Table A below.

Table A Estimated Flows West Genesee Sewer District Extension No. 2		
Development	Average Daily Flow gpd (gpm)	Peak Hourly Flow gpd (gpm)
2 Parcels @ 350 gpd	700 (0.48)	116.6 (1.94)

## 4.0 Proposed Facilities

The proposed district extension will be connect to the existing sanitary sewer through 2 new 1.5" pressure sewer service laterals that will connect to an existing manhole located on the northern property boundary of 3101 Cold Springs Road.

## **5.0 Estimated Probable Project Cost**

The existing Clinton Heights Sewer District will not incur any cost as a result of the proposed district extension. It is anticipated that the total connection expense to be paid by the property owner will be less than \$10,000.

## **6.0 User Charges**

The typical annual usage charged paid by residents included in the Clinton Height Sewer District is approximately \$82.00 per year plus the Onondaga County treatment charge of \$417to a total estimated yearly cost of \$499.

## **7.0 Recommended Steps to Proceed**

It is recommended that the Town Board, following review of this map, plan and report, hold a Public Hearing in accordance with Article 12-A of Town Law to present the project to the existing and proposed sewer district residents. Should the Town Board decide, following the public hearing, that the project is in the public's best interest, the board will then need to pass a resolution authorizing the district extension. Once that occurs the property owner will be able to hire a licensed Onondaga County plumbing contractor and plumbing permit.

2.

**Figure 1**

**Limits of Proposed District Extension**

## **Appendix A**

### **Written Boundary Description**

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**QUITCLAIM DEED**

THIS INDENTURE, made the 19<sup>th</sup> day of May, 2016,

**BETWEEN:**

**DONALD F. DEKAY, JR.**, an individual with a mailing address of 3096 Corlear Drive, Baldwinsville, New York 13027

**PARTY OF THE FIRST PART**

**MATTHEW D. DEKAY** and **MICHELLE K. DEKAY**, husband and wife, with a mailing address of 3105 Cold Springs Road, Baldwinsville, New York 13027

**PARTIES OF THE SECOND PART**

**WITNESSETH**, that the party of the first part, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, paid by the parties of the second part, does hereby remise, release and quitclaim unto the parties of the second part, the heirs or successors and assigns of the parties of the second part, forever:

**PARCEL 1:**

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Lysander, County of Onondaga and State of New York and being part of Lot 89 and 93 of said Town, more particularly bounded and described as follows:

Beginning at an iron pipe N. 33 degrees 30' E., 200 feet from the intersection of the easterly line of premises conveyed to Arthur L. Anklin, Jr. by Herman M. Towsley and Grace Towsley, his wife, by deed recorded in the Onondaga County Clerk's Office in Book 1539 of Deeds at Page 627, with the northerly line of Cold Springs Road as it existed on January 17, 1952;

Running thence S. 56 degrees 30' E. 421.80 feet to an iron pipe situate on the easterly line of lands of Herman W. Towsley and Grace M. Towsley, his wife;  
thence N. 36 degrees, 15' E. (scrivener's error in prior vesting deed described this as 5' E.), 770.3 feet to an iron pipe;  
thence N. 85 degrees, 03' 40" W., 522.3 feet to a cherry tree and an iron pipe;  
thence S. 33 degrees 30' W., 519.7 feet to the point or place of beginning.

Containing 6.46 acres, according to a survey of said premises made by Jack W. Cottrell, C.E., and dated January 17, 1952.

27526

**PARCEL II:**

**ALSO ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Lysander, County of Onondaga and State of New York and being part of Lot 89 of said Town, more particularly bounded and described as follows:

Beginning at a New York State right-of-way monument set in the northerly line of New York State Route 370, also known as Cold Springs Road, at the intersection of said northerly road line with the southerly line of premises conveyed by Herman M. Towsley and Grace Towsley, his wife, to Arthur L. Anklin, Jr., by deed dated September 27, 1952 and recorded October 3, 1952 in the Onondaga County Clerk's Office in Liber 1589 of Deeds at Page 355 &c.;

running thence N. 33 degrees 30' E., a distance of 180.12 feet to a point;

running thence S. 56 degrees 30' E., a distance of 75.00 feet to a point;

running thence S. 33 degrees 30' W., a distance of 180.03 feet to a point in the northerly line of New York State Route 370,

running thence N. 56 degrees 34' 25" W., along the northerly line of New York State Route 370; a distance of 75.00 feet to the point and place of beginning.

**SUBJECT** to any easements, covenants, restrictions and reservations of record which may exist affecting the subject premises.

**INTENDING** to be the same premises conveyed to Donald F. DeKay, Jr. by Warranty Deed with Lien Covenant from MB Software & Consulting, Inc. dated May 29, 2014 and recorded in the Onondaga County Clerk's Office on May 30, 2014 in Book 5282 of Deeds at Page 28.

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

**Tax Account No.: 060.-02-11.0**

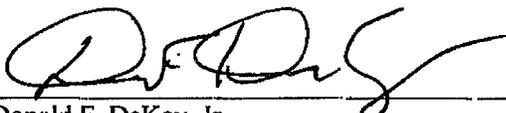
**Property Address: 3101 Cold Springs Road, Baldwinsville, New York 13027**

**TO HAVE AND TO HOLD** the premises herein granted unto the parties of the second part, the heirs or successors and assigns forever.

**THIS DEED** is subject to the trust provisions of Section 13 of the Lien Law.

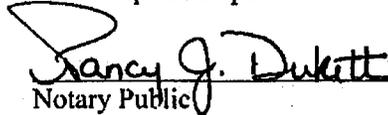
**IN WITNESS WHEREOF**, the party of the first part has duly executed this Deed the day and year first above written.

In presence of:

  
\_\_\_\_\_  
Donald F. DeKay, Jr.

State of New York     )  
County of ~~Oneida~~     ) ss.:  
                  ONEIDA

On the 19th day of May in the year 2016, before me, the undersigned, a notary public in and for said state, personally appeared **Donald F. DeKay, Jr.**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

NANCY J. DUKETT  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01DU4725764  
Qualified in Oneida County  
My Commission Expires April 30, 2018

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# WARRANTY DEED

THIS INDENTURE, made the 19<sup>th</sup> day of May, 2015.

**BETWEEN:**

**DONALD F. DEKAY, JR.** with an address of 3096 Corlear Drive,  
Baldwinsville, New York 13027

**GRANTOR**

**MATTHEW D. DEKAY** and **MICHELLE K. DEKAY**, husband and  
wife, with an address of 221 Strathmore Drive, Syracuse, New York  
13207

**GRANTEES**

**WITNESSETH**, that the Grantor, in consideration of ONE DOLLAR (\$1.00), and  
other good and valuable consideration, paid by the Grantees, hereby grant and release  
unto the Grantees, their successors and assigns of the Grantees forever,

**ALL THAT TRACT OR PARCEL; OF LAND**, situate in the Town of Lysander,  
County of Onondaga and State of New York, being part of Lot 89 in said Town and  
being more specifically described as follows:

08125

Beginning at a point in the monumented northerly line of Cold Springs Road as  
widened by an appropriation taken by New York State shown as Parcel 57 on Map 42  
recorded in the Onondaga County Clerk's Office in Book of Deeds 1807 at Page 568,  
where the same is intersected by the westerly line of a parcel of land conveyed to  
Wilson, recorded in the Onondaga County Clerk's Office in Book of Deeds 3039 at page  
30, said point being approximately 461.17 feet southeasterly from the easterly line of  
Camera Way; running thence North 56 degrees 43' 17" West along the northerly line of  
Cold Springs Road as widened a distance of 196.13 feet to a point in the easterly line of  
a parcel of land conveyed to B. Robinson, recorded in the Onondaga County Clerk  
Office in Book of Deeds 3482 at Page 13; THENCE North 33 degrees 30' 00" East along  
the easterly line of said parcel conveyed to Robinson a distance of 179.93 feet to a point  
in the southerly line of a parcel of land conveyed to B. Robinson, recorded in the  
Onondaga County Clerk's Office in Book of Deeds 2529 at Page 811; THENCE South 56  
degrees 30' 00" East along the southerly line of said second parcel conveyed to  
Robinson a distance of 195.92 feet to a point in the westerly line of the aforesaid parcel  
of land conveyed to Wilson, being the northwesterly corner thereof; THENCE South 33

degrees 25' 35" West along the westerly line of said parcel conveyed to Wilson a distance of 179.17 feet to the point of beginning.

**SUBJECT TO** easements, covenants and restrictions of record, if any.

**BEING** the same premises conveyed by Michael Boadway to Donald F. DeKay, Jr. by Warranty Deed dated May 29, 2014 and recorded in the Onondaga County Clerk's Office on May 30, 2014 in Book 5282 of Deeds at pages 31&c.

**TOGETHER** with the appurtenances and all the estate and rights of the Grantors in and to said premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantees, their successors and/or assigns of the Grantees forever. **AND** the Grantor covenants as follows:

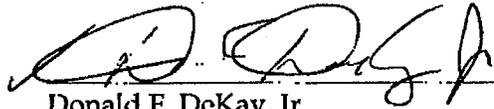
**FIRST:** The Grantees shall quietly enjoy the said premises.

**SECOND:** The Grantor will forever warrant the title to said premises.

**THIS** Deed is subject to the trust provisions of Section 13 of the Lien Law.

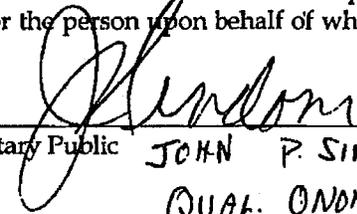
**IN WITNESS WHEREOF**, the Grantor has executed this Deed the day and year first above written.

In presence of:

  
Donald F. DeKay, Jr.

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss.

On the 19<sup>th</sup> day of May, in the year 2015 before me, the undersigned, a notary public in and for said state, personally appeared Donald F. DeKay, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public JOHN P. SINDONI  
QUAL. ONONDAGA COUNTY  
my Commission Expires 6/30/16