

# EMERICK ROAD WATER DISTRICT

## Request for District Extension

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## **1.0 Background**

The Village of Baldwinsville runs its Department of Public Works operations out of a facility located at 1963 West Genesee Street Road (NYS Rt. 370) in the Town of Lysander. This property is assigned Onondaga County Tax Map Parcel No. 049.-02-08.1. The parcel is located on the corner of NYS Rt. 370 and Emerick Road. This 12 acre parcel has approximately 1,000 feet of frontage on NYS Rt. 370 and 480 feet of frontage on Emerick Road.

The Village DPW operations include three structures, paved parking and internal roadways located in the western half of the property. The eastern portion of the property includes a gravel drive from Emerick Road providing access to an abandoned small well house and open space. While the Village has historically mowed a large portion of this eastern section of the property, this area is not utilized by the Village for any purpose.

Recently the Village has considered subdividing and selling off the eastern portion of its property. This would be a three-parcel subdivision with the three new parcels consisting of two parcels each approximately 1.4 acres in size each having 240 feet of road frontage on Emerick Road and a third parcel 9.3 acres with 756 feet of frontage on NYS Rt. 370 (See Figure 1).

It is the Village's intention to sell the two Emerick Road parcels.

Currently, municipal water service to the property is by the Village of Baldwinsville Water Department with the property considered an outside user (not in a town water district). Lot 1 (as shown on Figure 1) will continue to be served by the existing water connection. Lots 2 and 3 will not have direct access to water service.

**To provide access for municipal water to these two lots the Village is requesting an extension of the Emerick Road Water District to include these two new parcels.**

## **2.0 Proposed District Boundary**

A map showing limits of the existing Emerick Road Water District boundary is included as Figure 2. The proposed extension to the district is shown in Figure 3. A written description of the proposed district boundary is included as Appendix A.

## **3.0 Projected Water Demand**

Estimated water demand for the two new parcels is based on the anticipated use of the two lots. The newly created parcels will be zoned Neighborhood Residential/Business. Domestic water demand for a typical single-family home will average 220 gallons per day with a peak demand of 360 gallons per day. Average daily water demand for a typical 10,000 square foot office might be as high as 840 gallons per day with a peak demand of 1,000 gallons per day.

The highest demand scenario would be both new parcels being developed and utilized for business purposes. This would place a daily average increase on the Village of Baldwinsville water system of 1,680 gallons. Peak daily demand may increase by 2,000 gallons.

The Village of Baldwinsville Water Department delivers an average of 880,000 gallons of water per day. Both the average increase from this development and the daily peak demand are less than a quarter of one percent of the Village's average daily water production.

**The Village's overall capacity is very capable of meeting this increase in demand.**

#### **4.0 Proposed Facilities**

An existing water main runs along the east side of Emerick Road in front of both proposed parcels. No new public infrastructure is required for this district extension. "Long-side" water service connections would be installed to each parcel providing water service to these new lots. It should be noted that the corner lot has an existing three-inch service entering the parcel from the transmission water main running along NYS Rt. 370. This service may facilitate development of the corner lot, particularly if the development required sprinkler fire suppression.

## **5.0 Estimated Probable Project Cost**

Public infrastructure required to provide water service to these proposed new lots already exists. Therefore there are no costs required of the Town or the District for this extension. Costs associated with installing service connections from the existing water main to each property shall be the responsibility of the property owners.

## **6.0 User Charges**

All usage charges currently being paid by property owners in the Emerick Road Water District will be assessed to these two properties immediately upon subdivision and approval of the district extension.

## **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 property owners within the District. 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. Following approval of the extension the property owners of the new lots will have the authority to proceed with securing water service to these parcels.

Figure 1

Limits of Proposed District Extension

JUSTIN HENTY  
N/F  
R-2018-24793

N86°21'33"E

311.37'

N04°27'01"W

LOT 3

EMERICK

S02°53'33"E

EXISTING WATER LINE

EDGE OF PAVEMENT

EDGE OF PAVEMENT



Appendix A

Written Boundary Description

**PROPOED DESCRIPTION  
EMERICK HEIGHTS WATER DISTRICT EXTENSION 1  
TOWN OF LYSANDER**

**ALL THAT TRACT OR PACEL OF LAND**, situate in the Town of Lysander, County of Onondaga, State of New York, being part of Lot 78 in said Town and being more particularly described as follows;

**BEGINNING** at the intersection of the northerly line of West Genesee Road (New York State Route 370) with the easterly line of Emerick Road;

**thence** S.85°32'59"W., along the northerly line of said West Genesee Road, a distance of 298.29 feet to a point;

**thence** N.04°27'01W., a distance of 484.27 feet to a point in the southerly line of lands now or formerly owned by Justin Henty as recorded in the Onondaga County Clerk's Office, Instrument # r-2018-24793;

**thence** N.86°21'33"E., along the southerly line of said Henty property, a distance of 311.37 feet to a point in the easterly line of said Emerick Road;

**thence** S.02°53'33"E., along the easterly line of said Emerick Road, a distance of 480.05 feet to the **POINT OF BEGINNING**.

**19.054**

**20 January 2020**