Q: What is an Equivalent Dwelling Unit (EDU)?

A: An Equivalent Dwelling Unit (EDU) is a single-family home or individual apartment that uses up to 110 gallons per day. Non-residential or properties with residential and commercial uses have been assigned a number of EDUs based on a simple formula that estimates the water usage for each permitted use on the property and divides it by 110 GPD, with a minimum of 1 EDU per each independent use. For example, a building with 3,000 square feet of retail space and 1 apartment would be considered 4 EDUs. The retail space would be expected to generate 300 GPD (0.1 GPD per square foot), equal to 3 EDUs. Average daily water usage of 110 GPD was selected since most of the dwelling units are one-bedroom apartments.

Q: Are grant funds or other financial assistance available?

A: The Town has applied for almost $7.6 million and 0% financing for the project. Additional grants may be available. If the District is formed, the Town intends to seek all available grant opportunities on behalf of the District.

Q: Does the cost of the water project become a cost for all town residents?

A: No. Similar to the Scotts Corners parking district, property owners located outside the Water District will not be charged. The property owners inside the water district will be responsible for all project costs. If a property owner does not pay their water bill, it will become a lien on the property and subject to interest and penalty payments.

Q: Can a landowner opt out of the District?

A: Generally, properties cannot be removed from the water district at this time without restarting the district formation process. If the District is not formed due to a lack of support, the Town Board may consider modifying the district boundary in the future which will require restarting the district formation process. If the process is restarted with a new boundary, user costs would need to be updated to reflect property characteristics, additional construction costs for inflation, and grants that may be available. The income survey may also need to be updated for the modified service area.

Q: What are the anticipated milestones and timeframe for when my property will be hooked up?

A: The current project schedule estimates the water main will be installed and ready for connections during Fall 2026. However, this schedule relies on timely district formation and approval by the New York State Comptroller. The schedule also depends on the award of grants and low or zero-interest loans.

Q: What is the anticipated costs to connect a building to the new water main?

A: Since the plumbing of every building is different, a typical cost to connect is impossible to define. However, to simplify landowner connections, a water service connection and shut-off valve will be placed at the property line to each building.

Q: What will this do to my property value?

A: Access to public water typically increases property value since costs to operate and maintain private well systems are eliminated. Significant value might be added in an area like Scotts Corners with contaminated groundwater.

Q: Why is my property in the water district

A: The water district boundary was established based on zoning district boundaries. Properties located along Westchester Avenue within PB-A, PB-B and PB-C zoning districts were included in the water district.

Q: How was the water usage estimated for each property?

A: Water usage was estimated based on records from the Town showing property use characteristics of each property and design flow criteria per 2014 New York State Design Standards for Intermediate Sized Wastewater Treatment Systems.

Q: How was project cost estimated?

A: The probable opinion of construction cost can be found in Appendix O of the [Map, Plan and Report](https://www.townofpoundridge.com/sites/default/files/fileattachments/boards_and_commissions/page/25811/pound_ridge_scotts_corner_water_district_-_map_plan_and_report_5-15-24.pdf), which was prepared based on the schematic plans developed explicitly for the Scotts Corners project. Annual operation and maintenance costs were estimated based on published water costs from Aquarion, with an additional budget assigned to periodically flush hydrants and operate a small chlorination system, if required. Operation and maintenance costs would be minimal since Aquarion water is treated and sufficiently pressurized, and booster pumps will not be required.

Q: How were user costs derived?

A: Annual user costs are based on a simple formula that adds the estimated annual loan payment and operation and maintenance costs divided by the number of EDUs. The total number of EDUs was calculated based on the estimated water usage for each property within the District. As EDUs are added or subtracted, the annual cost calculation will change.

Q: How does a property owner know what they will pay each year?

A: The estimated first-year cost for each property is listed in Appendix I of the [Map, Plan and Report](https://www.townofpoundridge.com/sites/default/files/fileattachments/boards_and_commissions/page/25811/pound_ridge_scotts_corner_water_district_-_map_plan_and_report_5-15-24.pdf).

Q: Why not just force landowners to install their own treatment systems?

A: As shown in the [Map, Plan and Report](https://www.townofpoundridge.com/sites/default/files/fileattachments/boards_and_commissions/page/25811/pound_ridge_scotts_corner_water_district_-_map_plan_and_report_5-15-24.pdf), the cost to operate and maintain individual treatment systems is expected to be much higher than that of public water. Although the cost to install a treatment system may be less than that of a new water main, quarterly laboratory testing and periodic replacement of spent media are significant.

Q. What happens if costs increase or grants are not secured?

A: Unless grants totaling at least $7.567 million and financing for $3.34 million at 3% maximum interest is secured, the District will not be formed. If final construction costs require additional borrowing, construction cannot proceed unless additional grants are secured.

Q. Will there be an independent review of the project?

A: Yes, the project will be reviewed by multiple state agencies. The NYS Comptroller will review the project because the annual cost for the typical property exceeds the 2024 review threshold of $1,083. The NYS Department of Health will also review project financials and engineering documentation as part of the Drinking Water State Revolving Fund financing and grant funding that the Town has applied for.

Q. What is the impact of delaying district formation?

A. Delays to district formation will contribute to construction cost escalation and potentially diminish the Town’s ability to secure grant funding. The Town applied for 70% emerging contaminant grant funding on June 14, 2024. There is no guarantee that this program will be available in future years. No grants awards will be possible unless the District is formed.

Q. Will septic systems still work when water is brought in from Aquarion’s reservoirs and not taken from the wells on each property?

A. Yes, septic systems will function as they do currently. The groundwater presently supplying water to the private wells in Scotts Corners is connected to the same streams, ponds, and reservoirs Aquarion will use to supply water to Scotts Corners. Properties are not pumping from and discharging to an isolated container that requires the volume of water withdrawal to be balanced to prevent overfilling.

Q. Will there be PFAS in water supplied to Scotts Corners from Aquarion?

A. Water provided to Scotts Corners will be required to meet US Environmental Protection Agency (EPA) maximum contaminant level limits for PFAS. Notably, the limits recently adopted by the EPA were more stringent than those in effect in New York State at the time they were adopted.

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