

Estimated First Year Annual User Costs - Funding Scenario 3 (Assumes DWSRF 3% Interest Loan, and 70% NYS Water Grant)

Property Address	Parcel #	Assessed Value	Owner	Total EDUs	Property Use Notes	First Year Cost
4 Trinity Pass Rd.	9454-14	\$40,000	65 Westchester LLC	1	1012 sf retail	\$856.07
21 Westchester Ave	9456-8	\$75,000	James F. Suda	1	Single Family	\$856.07
22, 24 Westchester Ave	9455-10	\$81,600	Donna Simons	5	4781 sf Retail	\$4,280.35
23 Westchester Ave	9456-7	\$75,000	23 Westchester Ave Assoc LLC	3	3062 sf Retail	\$2,568.21
26 Westchester Ave	9455-13	\$115,000	Pedani Realty Services, LLC	3	1099 sf office, 549 sf retail and 1 apartment	\$2,568.21
27 Westchester Ave	9456-6	\$145,000	The Lionheart Building LLC	3	1518 sf office and 1 apartment	\$2,568.21
29 Westchester Ave	9456-5	\$450,000	Scotts Ridge LP	6	Commercial residential with 6 units	\$5,136.42
30 Westchester Ave	9455-14	\$115,000	Timothy Paterson, Pamela Paspalis	1	Single Family	\$856.07
32 Westchester Ave	9455-20	\$175,000	32 Pound Ridge LLC	7	4441 sf retail, and 2 apartments	\$5,992.49
34 Westchester Ave	9455-21	\$115,000	Graphene LLC	3	1965 sf retail and 1 apartment	\$2,568.21
35 Westchester Ave	9456-55	\$145,000	35 Westchester Avenue LLC	2	2145 sf Retail	\$1,712.14
38 Westchester Ave	9455-27	\$79,000	TS Affiliates LLC	2	1760 sf office	\$1,712.14
39 Westchester Ave	9456-4	\$115,000	Scott and Anne Fernqvist	1	Single Family	\$856.07
40 Westchester Ave	9455-28	\$110,000	Mastromauro Family LP	9	2700 sf retail, 20 member spa, and 2 apartments	\$7,704.63
46 Westchester Ave	9455-26	\$181,200	Fraydun James LLC	2	1837 sf Office	\$1,712.14
54 Westchester Ave	9455-25	\$162,750	PMNG Management LLC	14	25 seat restaurant, 1200 sf retail, 15 member health club, and 1 apartment	\$11,984.98
55, 57 Westchester Ave	9456-1.9	\$817,600	ROE Scott's Corner LLC	50	54139 sf Retail/Office	\$42,803.50
56, 60 Westchester Ave	9455-24	\$315,700	PMNG Management LLC	11	7791 sf retail, 1174 sf retail/office, and 5 apartments	\$9,416.77
65 Westchester Ave	9454-15	\$97,000	65 Westchester LLC	4	1174 sf retail	\$3,424.28
66 Westchester Ave	9320-65	\$137,650	Shaeffer Realty LLC	8	Auto repair w/ 2 toilets	\$6,848.56
67 Westchester Ave	9454-13	\$90,000	Booksy Building LLC	4	2816 sf retail and 1 apartment	\$3,424.28
68 Westchester Ave	9320-64	\$127,000	Joseph and Carmella DiPietro	7	3462 sf retail and 3 apartments	\$5,992.49
69 Westchester Ave	9454-11	\$121,000	69-71 Westchester Ave. LLC	19	40 seat restaurant, and 2-3071 sf offices	\$16,265.33

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70 Westchester Ave	9320-63	\$75,000	Trinity Lane Ltd	5	1030 sf retail/office, 1 barber chair, and 1 apartment	\$4,280.35
71 Westchester Ave	9454-11	\$121,000	69-71 Westchester Ave. LLC	10	25 seat restaurant and 1939 sf retail	\$8,560.70
72 Westchester Ave	9320-62	\$98,400	72 Pound Ridge LLC	9	2375 sf retail, 1188 sf food prep w/ 4 employees, 1188 sf retail, and 2 bedrooms	\$7,704.63
73 Westchester Ave	9454-10	\$216,000	73 Westchester LLC	7	4200 sf retail/food prep and 1 chair medical office	\$5,992.49
74 Westchester Ave	9320-61	\$195,500	Scotts Corner Market Inc	23	50 seat restaurant, 10 member spa, 1993 sf retail and 3 apartments	\$19,689.61
76 Westchester Ave	9320-60	\$195,000	76 Westchester Realty Co LLC	22	60 seat restaurant and 2 apartments	\$18,833.54
77 Westchester Ave	9454-9	\$40,000	Town of Pound Ridge	0	Park	\$0.00
77A Westchester Ave	9454-35	\$5,000	Town of Pound Ridge	0	Alley/Parking	\$0.00
78 Westchester Ave	9320-59	\$89,750	Metzger Revocable Trust	5	2234 sf food prep with 4 employees and 745 sf office	\$4,280.35
79 Westchester Ave	9454-8	\$108,000	Eduard K. Kleiner Family Trust	2	1872 sf office	\$1,712.14
80 Westchester Ave	9320-58	\$510,000	Pound Ridge Fire District	7	7076 sf community facility	\$5,992.49
80A Westchester Ave	9320-56	\$50,000	Pound Ridge Fire District	0	Vacant land	\$0.00
83 Westchester Ave	9454-7	\$275,000	Albano Realty Assoc LLC	11	6138 sf retail, 2 apartments & 2290 sf office	\$9,416.77
85 Westchester Ave	9454-6	\$101,500	BTE 85W LLC	18	50 seat restaurant and 1360 sf office	\$15,409.26
87 Westchester Ave	9454-5	\$100,000	Rex Realty of Ct Inc	2	1444 sf Retail	\$1,712.14
89 Westchester Ave	9454-36	\$100,000	Pound Ridge Lions	2	1296 sf community facility	\$1,712.14

Total EDUs 289

Total Annual User Costs \$247,404.23

Typical Property Summary - Assessed Value Method

Mean \$158,094
Median \$115,000
Mode \$115,000

Typical Property Summary - EDU Method

Mean 7.4
Median 5
Mode 2

