

## **TOWN OF NEW SCOTLAND – WATER COMMITTEE**

**SUMMARY OF MEETING: April 15, 2019**

**6 p.m. – 7:50 p.m.**

**Water Committee members in attendance: Mark Dempf (Chairman), Jo Ann Davies (Secretary, Clarksville WD), Tim Willis (New Salem WD), Garrett Frueh (Stantec, Feura Bush WD), Bill Hennessy (Town Board, Heldervale W/S Districts)**

**Applicants in attendance: Jamie Easton (Prime Companies)**

**Guests in attendance: Donald Fletcher (Barton & Loguidice)(B&L)**

### **NEW BUSINESS:**

**Prime Companies / JL Development (Krumkill Road): Applicant is requesting water service and possible ToNS Onsite Community Sewerage Treatment Facility for a 22 lot residential subdivision containing 28.6 +/- acres. The parcel is identified as New Scotland tax parcel #63.-4-9.2.**

#### Discussion:

1. Project has been two (2) years before the ToNS as a concept plan for twin homes. Current plans are for a cluster subdivision containing 24 lots of single homes. An additional lot is dedicated to a community septic field that fronts on Krumkill Road. A second additional lot is dedicated as a Home Owner's Association (HOA) Lot 1 for Open Space storm water. Two additional HOA lots are dedicated as open space. Data provided on the plat assumes public or community water and sewer.
2. Water would be serviced by an 8 inch line throughout the project site. The service to the parcel would be provided by approximately a 1,000 ft. extension from the current Krumkill Road water main near the Town of New Scotland (ToNS) / Town of Bethlehem (ToB) border, size still TBD.
3. Mr. Easton stated homeowners will have to pay ToB connection fees and the meters would be supplied from the ToB. (Subsequently it was noted this is not the standard procedure, and this would be subject to Inter-municipal Agreement between ToNS and ToB)
4. There is a current issue yet to be resolved regarding the boundary line between the ToNS and the ToB (see December 10, 2018 correspondence from Supervisor Doug LaGrange). ToNS Town Board will need to determine how this will impact this project
5. There will need to be a discussion with the ToB regarding water capacity.
6. The applicant plans to use a dedicated lot as a community septic system rather than hook up to ToB or Town of Guilderland (ToG) public sewer. Mr. Easton is requesting that the ToNS take ownership of this community septic and associated piping. If the Town does not wish to take ownership of the community septic, Mr. Easton discussed forming a Transportation Corporation vs. ToNS that would then bill the homeowners. This is not standard procedure and subject to Town Board approval.
7. Mr. Dempf raised capacity issue for the sewer lot and capacity in North Bethlehem. ToB charges \$12,000 per sewer application. Mr. Easton stated the approximate \$350,000 that would be charged for ToB sewer would go a long way toward the on-site community septic. It was noted that the \$12k fee currently applies to the Heldervale Sewer District via inter-municipal Agreement with TOB. The discussion should be had between TONS and TOB if this applies to this area also. Mr. Dempf asked Mr. Fletcher (B&L), as engineer for TOB, if they had any knowledge of pump station issues in North Bethlehem that might require the same \$12k connection fee. Mr. Fletcher was not aware of any recent issues.

8. Question of master meter? Mr. Easton stated cost is included in budget, but location would need to be determined. This is also dependent on resolve of the Town Boundary issue.
9. Discussion on location of end of water service line. ToNS requires service line be installed to furthest point of parcel.
10. Mr. Dempf questioned the deed restricted area. Mr. Easton indicated this is for the wetland buffer for lots 1, 2, 3 and 4.
11. Any water district extension will need approval by the ToNS Town Board. This can occur through either Town Board resolution subject to Permissive Referendum or Map Plan and Report / petition process of included parcel owners following requirements of the NYS Attorney General's office. Past practice of ToNS Town Board has been for approximately an 80 per cent minimum participation.
12. There are several paths for the sewer—private individual septic, community sewer or public sewer—that will require a ToNS discussion with the ToB.
13. Mr. Easton discussed dosing vs. surface sand filter for the community septic.
14. The Section 228 proceedings will impact this parcel development as well as the applications from Gelfand, Mossman, Ragone, King, Mariana and Life of the Nations Church (fka First Assembly of God).
15. Mr. Easton commented the cluster development approach requested by the ToNS Planning Board forces the applicant to ToB water and financially, private sewer.

At this time the Water Committee does not have a recommendation to make to the Town Board. It suggests there be discussion and decisions made regarding the following items of concern:

- Issues regarding ToNS and ToB boundary line requires resolution before water and / or sewer application can be discussed by the Town Board. All Inter-municipal agreements must be addressed.
- Applicant must provide water main to the furthest point of parcel.
- Master Meter location needs to be determined—engineering and Town Boundary issue
- The ToNS Town Board needs to discuss whether it will approve the application for a water district through Town resolution or require the petition process to permit participation in the water district
- Engineering/Inter-municipal discussions needs to be conducted regarding \$12K hookup to ToB, ToB force main, capacity issue, discussion of sewer only with Town of Guilderland
- Discussion on whether the ToNS wants to own and maintain a community septic system?
- Discussion on whether the ToNS wants to allow private community septic systems?
- Discussion on future needs of ToNS for the utility easement of 20'-30' on parcel #14

## **OLD BUSINESS:**

1. **WATER DISTRICT CONSOLIDATIONS DISCUSSION:** Mr. Hennessy opened the discussion referring to previous discussions regarding the difficulty the ToNS has regarding so many water districts and the need to consider consolidation of some districts to improve operational and economic efficiencies.

### DISCUSSION POINTS:

1. Water District Suppliers:
  - a. Town of Bethlehem (2x the ToB rate NOT including ToB bond): Font Grove, Heldervale, New Salem (rate plus transmission fee), Swift Road, Feura Bush
  - b. Village of Voorheesville (2x the VoV rate including bond): Colonie Country Club Estate (2x the VoV rate including bond), Northeast emergency interconnect

- c. ToNS Wells: Clarksville, Kensington Woods (higher iron and magnesium than originally thought) Northeast (some hardness and iron issues)
2. Mr. Hennessy indicated there was a letter received from residents on Font Grove Road stating there was an agreement from the developer of Kensington Woods to extend the water main to their property line so Font Grove could be served. This needs to be researched to determine if this connection was part of the ToNS final approval of the KW subdivision.
3. Need legal opinions on what can and cannot be done based on the way districts were originally formed.
4. Several possible interconnections were discussed similar based on past Water Committee initiatives developed in 2014 when it outlined several town-wide impacts of current water services (i.e. Clarksville with Feura Bush, Northeast with Kensington Woods, Font Grove with Heldervale, Colonie Country Club Estates with Kensington Woods, ToNS with TOG, direct purchase from City of Albany
5. Additional discussion and review of oversight and feasibility of consolidations including bond issues and how to address district debt.
6. Stantec is currently in the process of reviewing the operations, maintenance and administration of all ToNS districts and reporting same with the ToNS Town Board.
7. Mr. Hennessy discussed having B&L have input into the proposals for any possible consolidations and potential teaming and cooperation between Stantec and B&L
8. Goals of any consolidations would include:
  - a. Becoming less reliant on other municipalities to supply water to ToNS
  - b. More efficiency in operations and services including, for example, administration, meter reading, and billing
  - c. Identifying ways to deliver water to hardship areas

## **OLD BUSINESS:**

### **2. WATER COMMITTEE PURPOSE:**

Mrs. Davies asked Mr. Hennessy if he had yet had a discussion regarding the role and purpose of the Water Committee (see insert below). He indicated there had not been a discussion with the Town Board as a whole but that he had spoken with individual members.

#### **(Copied from March, 2018 meeting summary)**

Reminder: the committee is requesting the Planning Board and Building Department guide applicants to the Water Committee early on in the review process. As per the request of the Town Board every application must attend a water committee meeting to receive review and recommendation to the Town Board.

Originally formed as the Water Study Committee at the October 2, 1985 ToNS Town Board meeting; the committee's main function as stated in the minutes of a November 6, 1985 meeting "will be to study and locate potential water resources for the Town"

Over time the committee has evolved into a citizen committee that reviews applications for water and sewer service and then provides recommendations to the Town Board for any concerns or potential issues that have been identified. There has been no change by the Town Board in the charge to the Water Committee since it was originally formed.

After a discussion concerning the role of the committee a request was made for Bill Hennessy to discuss with the Town Board members the concerns and questions raised during the discussion (i.e. membership, appointment of a chairman, role/purpose).

Note: The Committee currently has representation from Heldervale, Feura Bush, New Salem, and Clarksville. Having representation from each district has been discussed.

**PENDING APPLICATIONS (as of March 2018):**

- O'Malley / Game Farm Road / Heldervale:
- Maxim / Toby Lane / Heldervale:

**TABLED APPLICATIONS (as of March 2018)**

- Gurin / Great View Terrace / Swift Road
- McCaffrey / Indian Fields Road / Feura Bush:
- First Assembly of God / Krumkill Road / Northeast
- Gelfand / Krumkill Road / Northeast
- Rodrigue / New Scotland / Swift Road
- Windswept Farms / New Scotland / Swift Road:
- O'Brien, DeVillis, Bales / Rock Hill Road / New Salem
- Moreau / Youmans Road / Northeast

**MEETING ADJOURNED AT 7:40 P.M.**

cc: Ms. Diane Deschenes  
Mr. Michael Naughton

Mr. Doug LaGrange

Mr. Charles Voss