



MAP PLAN AND REPORT

WATER DISTRICT EXTENSION

TOWN OF SKANEATELES

MARCH 2023



C&S ENGINEERS, INC.
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SYRACUSE, NY 13212

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1. BACKGROUND AND AUTHORIZATION

Portions of the existing Town of Skaneateles water distribution service area experience service below standards. The Town of Skaneateles also contains areas in which water service provided by private wells is inadequate. In these areas, water is imported on trucks by several land owners. The Skaneateles public water system does not currently have an adequate level of service for expansion into these areas of failing wells. This report is the first step in the identifying of a project that will bring the water system to current standards and allow the extension of the public system to areas with failing wells. On August 4, 2016, the Town Board authorized the preparation of this map plan and report by resolution.

2. PROPOSED NEW WATER DISTRICT AND IMPROVEMENTS

A new elevated storage tank is proposed to the south of Andrews Road near the top of the hill approximately 2000 feet to the east of County Line Road. Figure 1 (Appendix A) shows the location of this site. This site is one of the highest locations in Town and is also adjacent to the areas with both inadequate service and failing wells. This site is not currently adjacent to a public water line. In order to construct a tank on this site, the public water main would need to be extended. A new water line will be connected to the existing 8-inch diameter main on NYS Route 20 at County line Road. The new main will run south along County Line Road, east along Andrews Road to the tank site. The new main will then continue to the east along Andrews Road then to the north and connect to the existing 8-inch diameter main along West Lake Road in the vicinity of the Skaneateles Country Club. Figure 1 (Appendix A) shows this water line layout.

A new tank to the south of Andrews Road will be located outside the existing consolidated water district. This will require the creation of a new water district. The new district will include the area bounded by County Line Road, Andrews Road, Kane Avenue, and NYS Route 20, as well as the area immediately surrounding those roads. The locations of the extended water lines described above will bring public water service to an area that currently experiences inadequate service from private wells. This area consists of single family houses, agricultural lands, and multiple equestrian facilities.

3. EXISTING SYSTEM DESCRIPTION

The Town of Skaneateles purchases water from the Village of Skaneateles. The Village water system contains two storage tanks located on the same site in the vicinity of the northeast corner of the Village. These tanks are filled by pumps through the distribution system and a transmission line. One tank is elevated and the other is a surface stand-pipe. The Town distribution system is connected to the Village distribution system at several locations, each of which is metered. In the past, the Town owned and operated a small surface reservoir located on the same site as the Village tanks. The Town has recently disconnected this surface reservoir from the distribution system.

For some time, portions of the Town distribution system have not met 10-State Standards relative to pressure, flow, and storage volume. Recent improvements inside the Village have improved the working pressure in certain eastern portions of the Town. The working pressure in western portions of the Town is still sub-standard. Fire flows are still a concern in various parts of the Town, primarily west of the Village.

As part of this project, the most recent water distribution model of both the Town and Village systems was used. This model was developed in cooperation of both municipalities using WaterCAD Version V8i, designed and distributed by Bentley Systems, Inc. A fire flow analysis was performed for both public systems. During this work, several minor updates to the models were implemented based on information taken from two reports:

- Village of Skaneateles, NY Water System Asset Management Plan GHD March 2013
- Town of Skaneateles West Side Water Storage Facility Evaluation C&S Engineers, Inc.
 - April 2000

4. HYDRAULIC MODELING

A complete comparison of available fire flows under both existing conditions and proposed conditions is shown in in Appendix D. A selection of nodes is shown in the adjacent table. Town nodes are shown in bold font. Fire flow values highlighted in green meet the minimum requirements, while values highlighted in red do not. The locations are selected to illustrate the effects of the system improvements. The locations are presented with the larger improvements at the top of the chart. As expected, the larger changes in available fire flows tend to occur on the west side of the distribution system, closer to the site of the new tank. System improvements on the west side would provide a benefit to the entire system, with noticeable benefits as far east as Lakeview Circle. The complete table is included as Appendix D.

Fire Flow Improvements

			FIRE FLOV	V (gpm)
LOCATION	NODE	NEEDED	EXISTING CONDITIONS	PROPOSED CONDITIONS (Andrews Road Elev. Tank)
Hillside Drive Hydrant	Town 3	500	410	1,075
NYS Rt 20 at Hillside Drive	Town 4	500	419	1,158
NYS Rt 20 at Kwik Fill	Town 6	500	475	1,332
West Elizabeth at Orchard Road	J-265	500	1,229	2,888
NYS Rt 20 at County Line Road	J-422	500	419	1,252
NYS Rt 20 west of Franklin St Road	J-120	2,500	1,339	2,681
Fennell St south of Old Seneca Tpk	J-88	1,500	1,386	2,829
West Genesee St at West Lake St	J-147	1,750	1,379	2,951
Fennell Street at Kelly Street	J-49	3,500	1,476	2,821
Jordan Street at East Genesee Street	J-31	3,000	1,606	2,959
County Line Rd (N end of system)	J-423	500	419	1,101
Jordan Street at Academy Street	J-64	2,250	1,460	2,508
Kane Avenue at Heritage Woods	J-248	500	1,277	1,648
Lietch Street at Academy Street	J-257	500	1,580	1,704
Onondaga St near East Lake St	J-59	2,000	1,961	2,032
East Genesee St at Lakeview Circle	J-214	500	1,025	1,037
East Street at East Elizabeth Street	J-359	3,000	3,500	3,500

5. PROPOSED DISTRICT BOUNDARIES

The proposed new water district is generally to the southwest of the Village of Skaneateles. The district extension contains frontage along County Line Road on the west, Andrews Road on the south, and Kane Ave / West Lake Road on the west. A diagram showing the extension is contained in Appendix A. A detailed description of the district extension is included in Appendix E.

6. PROPOSED INFRASTRUCTURE CONNECTIONS

The proposed water main extension will connect to the Town's system in two locations: near the southern end of the existing 8-inch water main on West Lake Street and near the western end of the existing 8-inch water main NYS Route 20 (Genesee Street). A pre-fabricated in-line pump station will be installed near the West Lake Street connection. This pump station will feed a dedicated fill line for the new tank. The need for a small hydro-pneumatic tank to buffer the effects of the pump station on the Village system will be evaluated. The need for differential pressure zones will be evaluated. In the event that differential pressure zones are preferred, the piping manifold will be arranged such that water from the Town zone can flow into the Village during higher flows such as fire flow events.

7. DISTRICT IMPROVEMENT COSTS

The estimated cost for the proposed improvements is \$7,350,000. A detailed breakdown of this cost is provided in Appendix C. These costs include estimated costs for engineering, construction administration and construction inspection. Not included in the above costs are the typical residential "Hook-Up Fee" for connection to the Town's new water main. District residents who initially connect to the system via the services installed to their front property boundaries would not be charged a fee, but later connections will be charged a fee based on the cost to the Town, estimated at \$1,500.00. The costs also do not include the connection from the street line curb box into the individual home, as these are on private property and costs will vary substantially depending on the distance to the home and the site conditions involved with the connection. For the purposes of this report, the private portion of the water service installation cost from the street line into the house is estimated to be an average of \$1,350 per home, not including the water meter, which will be paid for by the Town.

8. PROJECT FINANCING AND PROJECTED USER FEES

All financing options will be considered by the Town, but at this time it is assumed that private financing will likely fund the project. An estimated interest rate of 5.5% for a 40 year financing period is projected for the project. The annuity factor for this term and rate is 0.0248. Given the nature of the project and the benefits to the existing district as well as the Village, the project cost will be borne in part by the existing water customers. Customers within the existing, preproject water district will be attributed a smaller share of the project cost compared to similar customers in the new district, as described below. In this calculation, the Village does not contribute the cost of the project.

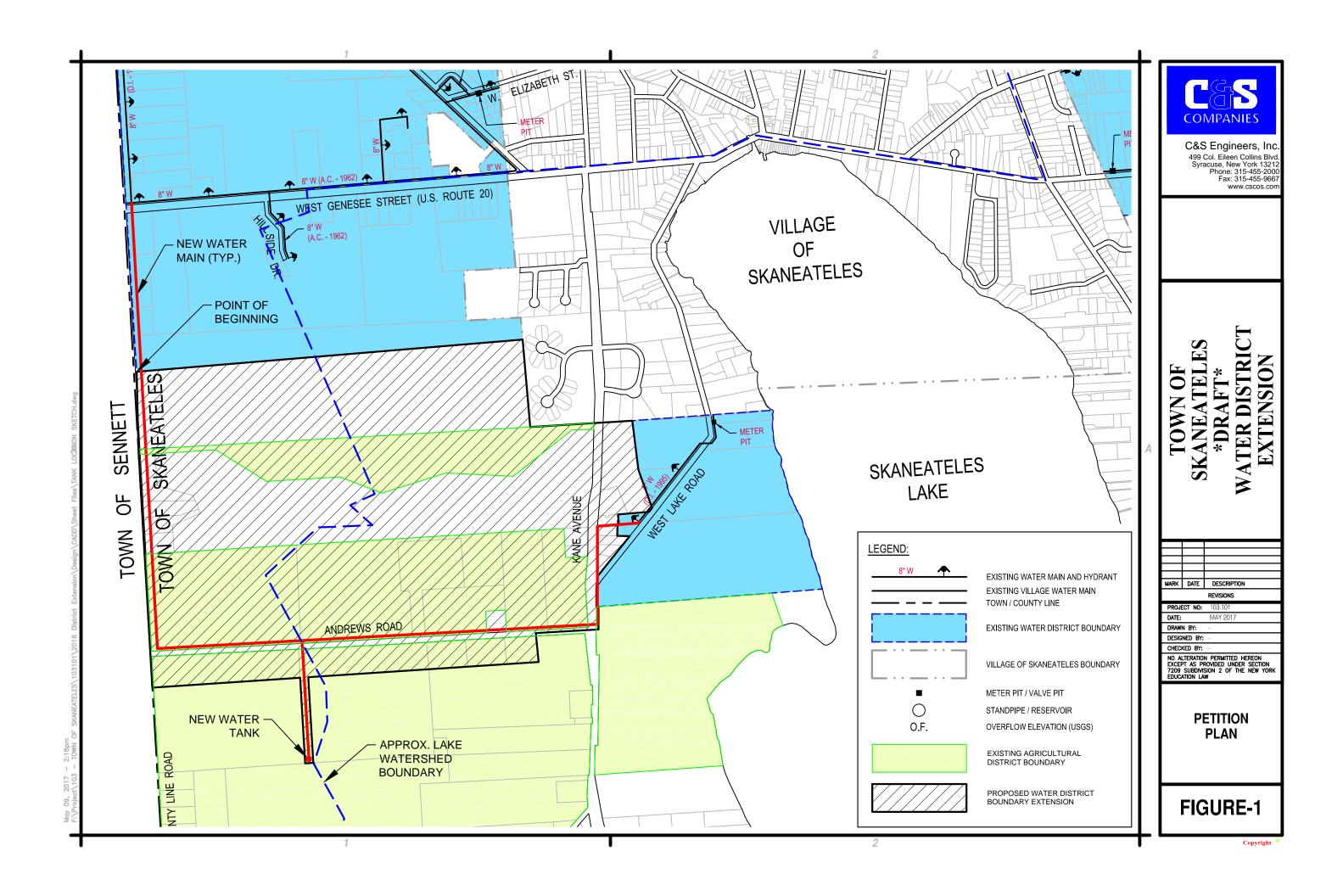
It is proposed that a special assessment system be utilized to charge each parcel inside the proposed district on an equivalent dwelling unit (EDU) basis:

- A single family residence (i.e. one (1) EDU) in the proposed water district will be charged for 1.0 unit.
- An equestrian facility will be charged based on the number of boarding stalls, at a rate calculated based on assumed water usage, as detailed in Appendix B. The rate is approximately equal to 1 EDU per 5 stalls. Dwellings on these parcels will be added to this charge, as applicable.
- Lots in an agricultural district (without dwellings) will be charged for 0.5 EDU.
- Developable vacant parcels, not in an agricultural district, would be charged 0.5 EDU.
- In the existing water district, existing units will be charged a portion of the debt corresponding to the assets that will benefit them. This includes the water tank and associated filling infrastructure. See Appendix B for details.

Using this method of assessment there are an estimated 36.6 EDU's in the new district and 1,084 in the existing district. Tables showing the accounting of the EDU's are included as Appendix B. The estimated first year total annual cost per single-family residence in the new water district, including the estimated debt service charge and water purchase cost would be \$1,020. The estimated additional annual cost per single family residence in the existing water service areas would be \$151 for the life of the bond. See Appendices B and C for details.

Appendix A

Figure 1



Appendix B

Property Information for District Extension &
EDU Factoring for Existing District



		NOTES	Agr. District	golf facility			Agr. District	Agr. District		equestr. facility	Agr. District	equestr. facility	Agr. District						partially in dist.	Agr. District	Agr. District	Agr. District	Agr. District	Agr. District	golf facility							Agr. District
		EDU's	1.0	1.0	1.0	1.0	0.5	0.5	1.0	5.8	1.0	5.8	0.5	1.0	1.0	1.0	1.0	1.0	0.5	0.5	0.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Total	Assessed Value	\$354,900	\$874,432	\$265,000	\$311,200	\$46,300	\$47,300	\$325,000	\$1,106,400	\$432,300	\$630,000	\$63,700	\$415,000	\$478,900	\$341,300	\$272,600	\$547,900	\$128,100	\$250,400	\$316,900	\$323,000	\$362,000	\$338,000	\$240,784	\$240,600	\$245,000	\$242,800	\$242,800	\$255,000	\$366,500	\$7,340,000
	Land	Assessed Value	\$116,000	\$178,900	\$58,800	\$51,000	\$46,300	\$47,300	\$58,600	\$141,700	\$93,900	\$92,200	\$63,700	\$62,000	\$62,900	\$65,900	\$62,700	\$62,500	\$128,100	\$118,600	\$109,300	\$68,900	\$69,100	\$66,100	\$92,600	\$48,200	\$46,000	\$48,200	\$48,200	\$41,400	\$63,300	\$5,700,000
		Acreage	49.91	102.11	1.5	1.05	13.55	14.17	1.49	44.8	12.92	11.78	51.03	1.9	2.11	2.85	2.05	2	144.45	58.8	52.45	3.61	3.65	2.91	10.75	0.91	0.8	0.91	0.91	99:0	2.21	82.15
		Property Class Acreage	241- Rural res&ag	552 - Golf course	210 - 1 Family Res	210 - 1 Family Res	322 - Rural vac>10	322 - Rural vac>10	210- 1 Family Res	240- Rural res	240- Rural res	240- Rural res	105- Vac farmland	210- 1 Family Res	210- 1 Family Res	322- Rural vac>10	120 - Field Crops	120 - Field Crops	210 - 1 Family Res	210 - 1 Family Res	210 - 1 Family Res	552 - Golf course	210-1 Family Res	210 - 1 Family Res	210- 1 Family Res	210 - 1 Family Res	210 - 1 Family Res	210 - 1 Family Res	250 - Estate			
itions		Street #	3415		3325	3319			895	783	813	881		3330	3340	3350	3358	3382		3218	286	894	876	900		3326	3318	3310	3310	3332	3358	3150
n - District Add ا		Street Name	Kane Ave	Kane Ave	Kane Ave	Kane Ave	Andrews Rd	Andrews Rd	Andrews Rd	Andrews Rd	Andrews Rd	Andrews Rd	County Line Rd	County Line Rd	County Line Rd	County Line Rd	County Line Rd	County Line Rd	County Line Rd	County Line Rd	Andrews Rd	Andrews Rd	Andrews Rd	Andrews Rd	Lake Rd W	Kane Ave	Kane Ave	Kane Ave	Kane Ave	Kane Ave	Kane Ave	Lake Rd W
Property Information - District Additions		Owner 2	Mary Ellen Winkleman		Melissa A Pavlus				Eleanor Hubbard	Amanda C Cregg			Patricia A Bryant	Cindy Palmer	Norma J McCarthy	Eileen L Elwell	Mary B Meisterfeld	Julia C Wamp		Edward W Bryant		Lisa M Wellington	Catherine J O'Connor	Lewis Wellington		Roberta J Momberger		Susan M Krause	Susan M Krause			
		Owner 1	Scott C Winkleman	Skaneateles Country Club Inc.	Jordan R Pavlus	Juann Cunningham	Amanda Cregg	Amanda Cregg	Joseph Hubbard	Martin S Cregg	Amanda Cregg	Jarriet Bros Developers, LLC	Edward W Bryant	Scott Palmer	David L McCarthy	Gordon J Elwell	Eckart W Meisterfeld	Michael J Wamp	John H O'Neill	Patricia A Bryant	Amanda C Cregg	Allan Lewis Wellington	Patrick MO'Connor	Wellington Living Trust	Skaneateles Country Club, Inc.	Richard A Momberger	Nancy Spaulding	Krause Revocable Trust Maria G	Maria G Krause Revocable Trust	Jeffrey M Willcox	Jane F Loftus	Sandy Beach NY LLC
		Parcel	23.1	24.1	25	26	27	28	29	30.1	30.3	31.1	32	33	34	35	36	37	39	01	02	03.2	03.3	03.4	03.1	90	07	80	80	60	10.1	01.1
		Section	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	02	02	02	02	02	01	01	01	01	01	01	01	02
		Мар	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	49	49	49	49	49	49	49	49

TOWN OF SKANEATELES CONSOLIDATED WATER DISTRICT EXTENSION PRELIMINARY EQUIVALENT DWELLING UNIT CALCULATIONS

EXISTING DWELLING UNITS	
Number of Existing Consolidated District customers	1,084

NEW DWELLING UNITS	
As Calculated Elsewhere in This Report	
New EDU's	36.6



Appendix C

Preliminary Construction Cost Estimate

New Andrews Road Elevated Tank

Description	Quantity	Unit Cost	Unit	Extension
Site Work				
Earthwork	1	\$11,000	LS	\$11,000
Granular Subbase	150	\$45	CY	\$7,000
Paving	100	\$200	TON	\$20,000
Restoration	10,000	\$2.00	SF	\$20,000
12 inch Water Main w/hydrants	2	\$250	LF	\$1,000
8 inch Water Main w/hydrants	13,700	\$200	LF	\$2,740,000
Bollards	10	\$200	EA	\$2,000
New 150,000 Gallon Storage Tank				
Elevated Tank	1	\$650,000	LS	\$650,000
Foundation	1	\$250,000	LS	\$250,000
Fill Line (open cut)	6,250	\$140	LF	\$875,000
New Pumping Systems				
Booster Pumps	2	\$15,000	EA	\$30,000
Valves	6	\$5,000	EA	\$30,000
Piping	50	\$120	LF	\$6,000
Flow Meters	1	\$4,000	EA	\$4,000
PRVs	2	\$280	EA	\$1,000
Pressure / Level Sensors	2	\$3,000	EA	\$6,000
Disinfection System	1	\$30,000	LS	\$30,000
Vault	1	\$25,000	LS	\$25,000
Electrical & Communication				
Utility Power Service	1	\$14,000	LS	\$14,000
Grounding	1	\$4,000	LS	\$4,000
Switch Gear	1	\$35,000	LS	\$35,000
Conductors and Conduits	1	\$2,000	LS	\$2,000
PLC Panel and Programming	1	\$20,000	LS	\$20,000
				4
Subtotal				\$4,783,000
General Conditions (Bonds, Insurance and Office Staff)		15%		\$717,000
Engineering – Basis of Design (Complete)		1370		\$18,000
Engineering – Basis of Design (Complete) Engineering – Final Design (Drawings and Specifications)		4.00%		\$191,000
Construction Administration (Shop Drawing Review, Construction	n Progress Meet	3.50%		\$191,000
Construction Inspection (Assumes 2 days/week, 4 months)	Jii i logicas wiect	3.3070	LS	\$30,000
Property Acquisition/ Water District Formation/ Easements			LA	\$9,000
- · · ·		3004		
Contingency		30%		\$1,435,000

TOTAL w/ Contingency

\$7,350,000

TOWN OF SKANEATELES ANDREWS RD WATER DISTRICT PRELIMINARY FINANCING CALCULATIONS

ANNUAL DEBT COST			
Preliminary Estimate of Project Cost			\$7,350,000
Total Project Grant Fur	nding		\$4,423,500
Project Cost to be Financed			\$2,926,500
	Interest Rate	5.50%	
F	inancing Term	40	
Annual Debt Service (Full Cost)			\$182,380
	A	Annuity Factor	0.0248
Debt Cost to NEW DISTRICT	10%	\$18,341	
Debt Cost to EXISTING DISTRICT	90%	\$164,039	
Total Number of NEW Project Units		36.6	
Total Number of EXISTING Project Units		1084.0	
Annual Debt Cost Per NEW P	roject Unit		\$501
Annual Debt Cost Per EXISTING Conso	lidated District	Unit	\$151
ANNUAL SERVICE COST Based Upon a Typical Annual Usage of 73,000 Gallons (18,250	Gallons Per Quarte	r)	
Minimum Usage Fee - First 5,000 Gallons			\$40.25
Fee Per 1,000 gallons - Over First 5,000		\$4.49	\$59.49
Infrastructure Fee per 1,000 - All Gallons Used		\$1.64	\$29.93
Typical Quarterly Water Bill			\$129.67
Typical Annual Water	Bill		\$518.69
Total Estimated First Year Charge For NEW 4 Pe	erson Househol	d =	\$1,020
Total Estimated First Year Charge For EXIST. 4 P	erson Househo	ld =	\$670



Appendix D

Hydraulic Modeling Output

COMMENTS			Node identified in 2014 C&S Report & GHD Table 7-2 Node identified in GHD Table 7-2		Node dentified in 2014 C&S Report & GHD Table 7-2	Node identified in GHD Table 7-2 Node identified in 2014 GRS Report & GHD Table 7-2
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COMMENTS													identified in 2014 C&S Report & GHD Table 7.2			Node identified in GHD Table 7-2																					identified in 2014 C&S Report & GHD Table 7-2														
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mentos (Avallable)	2,887		196	200	BEO'S	3,500	44.8	181	080	307.0	269	029	2020	1,973	080%	300	277.9	0000	2,712	1,334	3,256	6888	1,878	1,019	1,006	MA	2,5,37	0,400	228	OKET.	2890	2,042	27.0	2,918	1000	2,600	2081	1,680	0,845	2,838	3,402	2,182	25.7	2,810	2,744	8,344	9 N	ME DE C	1,736	2,883	00 00
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Appendix E

Description of District Extension

Town of Skaneateles Consolidated Water District Extension June 2017

The Town of Skaneateles Consolidated Water District Extension of October 2016 shall be bounded and described as follows:

All that tract or parcel of land situated in the Town of Skaneateles, County of Onondaga, and State of New York being part of Farm Lots 35 and 37 in said Town and being more particularly described as follows:

Beginning at a point at the southwesterly corner of the existing Skaneateles Consolidated Water District, said point being at the centerline of County Line Road;

Thence westerly along the southern boundary of the portion of the existing Skaneateles Consolidated Water District formerly known as Water District #3, a distance of about 4,771.18 feet to a point at the southeasterly corner of the existing Skaneateles Consolidated Water District formerly known as Water District #3, said point also being on the Village of Skaneateles westerly corporation boundary;

Thence southerly along the eastern boundary of lands of John H. O'Neill as described by Tax Map Parcel (TMP) 048.-01-39, said line also being a portion of the Village of Skaneateles westerly corporation boundary, a distance of about 1,078.35 feet;

Thence easterly along the northern boundary of lands of Scott C. and Mary Ellen Winkleman as described by TMP 048.-01-23.1, said line also being a portion of the Village of Skaneateles southerly corporation boundary, a distance of about 784.55 feet to a point on the westerly boundary of Kane Avenue;

Thence easterly along the same bearing across the right-of-way of Kane Avenue, said line also being the southerly boundary of the Village of Skaneateles, a distance of about 111.7 feet;

Thence easterly along the same bearing along the northern boundary of lands of Skaneateles Country Club, Inc. as described by TMP 048.-01-24.1, said line also being the southerly boundary of the Village of Skaneateles, a distance of about 377.46 feet to the northeasterly corner of said lands of Skaneateles Country Club, Inc., said point also being the northwesterly corner of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5;

Thence southerly along the eastern boundary of said lands of Skaneateles Country Club Inc., said line also being the westerly boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, a distance of about



616.44 feet to a point at the northwesterly corner of lands of H. Douglas and Georgia K. Pinckney as described by TMP 049.-01-02;

Thence southerly along the eastern boundary of said lands of Skaneateles Country Club Inc., said line also being the westerly boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, said line also the westerly boundary of lands of H. Douglas and Georgia K. Pinckney, a distance of about 553.47 feet to a point on the northwesterly boundary of West lake Road, said point also being the southern corner of lands of H. Douglas and Georgia K. Pinckney;

Thence southwesterly along the northwesterly boundary of West Lake Road, said line also being a boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, a distance of about 69.13 feet to a point at a southeastern corner of the lands of Skaneateles Country Club Inc.;

Thence westerly along the northerly boundary of lands of Jane E. Walsh as described on TMP 049.-01-04.1, said line also being a boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, a distance of about 385.8 feet to a corner point of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5;

Thence southerly along the boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, a distance of about 125 feet to a point on the southern boundary of the lands of Jane E. Walsh, said point also being a corner point of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5;

Thence westerly along the boundary of lands of Benjamin F. and Carolyn A. Turner as described on TMP 049.-01-05, said line also being a boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, a distance of about 15 feet to the point at the northwesterly corner thereof, said point also being a corner point of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5;

Thence southerly along the boundary of lands of Benjamin F. and Carolyn A. Turner said line also being a boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, a distance of about 135.2 feet to the point at the southwesterly corner thereof, said point also being a corner point of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5;

Thence easterly along the southerly boundary of lands of Benjamin F. and Carolyn A. Turner, said line also being a boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, a distance of about 156.8 feet to its intersection with the northwesterly boundary of West Lake Road, said point also being a corner point of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5;



Thence southwesterly along the northwesterly boundary of West Lake Road, said line also being a boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, a distance of about 650 feet to its intersection with the easterly boundary of New York State Route No. 41A, said point also being a corner point of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5;

Thence southerly along the eastern boundary of New York State Route No. 41A in two segments of about 100 feet and about 250 feet, said lines also being boundaries of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, to a point at the southwesterly corner of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5;

Thence easterly along the northern boundary of lands of Sandy Beach NY LLC as described on TMP 049.-02-01.1, said line along the southerly boundary of the portion of the Skaneateles Consolidated Water District formerly known as Water District #5, a distance of about 25 feet;

Thence southerly through the lands of Sandy Beach NY LLC, a distance of about 280.13 feet, to a point that would intersect with the extension of the centerline of Andrews Road;

Thence westerly along the aforementioned extension of the centerline of Andrews Road a distance of about 771.23 feet to the point of its intersection with the extension of the eastern boundary of the lands of Wellington Living Trust and Lewis Wellington as described on TMP 048.-02-03.4;

Thence southerly along the aforementioned extension of the eastern boundary of the lands of Wellington Living Trust and Lewis Wellington a distance of about 356.77 feet to the southeasterly corner of said lands;

Thence westerly along the southerly boundaries of the lands of Wellington Living Trust and Lewis Wellington, the lands of Patrick M O'Connor and Catherine J O'Connor as described by TMP 048.-02-03.2, and the lands of Allan Lewis Wellington and Lisa M. Wellington as described on TMP 048.-02-03.3, and into the lands of Amanda C. Cregg as described on TMP 048.-02-02, a distance of 2,834.45 feet to a point;

Thence southerly through the lands of Amanda C. Cregg a distance of about 1,053.58 feet to a point on the southerly boundary of said lands;

Thence westerly along the southerly boundary of lands of Amanda C. Cregg a distance of about 100 feet to the southwesterly corner of said lands;

Thence northerly along the westerly boundary of lands of Amanda C. Cregg a distance of about 1,053.58 feet to a point;



Thence westerly along the extension of the southern boundary of the lands of Allan Lewis Wellington and Lisa M. Wellington a distance of about 1,818.40 feet to a point at the centerline of County Line Rd, said point also being on the boundary of the Town of Skaneateles;

Thence northerly along the westerly boundary of the Town of Skaneateles a distance of about 3,882.30 feet to the Point of Beginning, all as shown on a map entitled "Petition Plan –Town of Skaneateles Consolidated Water District Extension – Figure 1" as made by C&S Engineers, Inc. and dated June 2017, and having the File No. 103.101.

