

**TOWN OF BEDFORD**  
**OFFICE OF THE SUPERVISOR**

**Chris Burdick**  
Supervisor  
**Lee V. A. Roberts**  
Deputy Supervisor  
**Bea Rhodes**  
Confidential Secretary to the Supervisor



**TOWN BOARD**  
**Mary Beth Kass**  
**Don B. Scott**  
**MaryAnn Carr**

***TIME SENSITIVE:***  
***PLEASE COMPLETE & RETURN THE ENCLOSED SURVEY POSTCARD***

July 13, 2016

Greetings,

I ask for your help regarding the Town's proposal to bring sewers to the business districts of Bedford Hills and Katonah.

Having a business or property in the business districts, you have much to say about how and whether the proposal will proceed. The proposal is a significantly scaled back version of a plan discussed over a decade ago. Among the steps, the property owners would need to vote to create a sewer district. While the postcard *is not the vote*, it will assist us in deciding whether at the August 2 meeting of the Town Board we take the next steps. I enclose the postcard, district map, financial information and questions and answers. You also will find further information at [www.bedfordny.gov](http://www.bedfordny.gov) by clicking on "Sewer Proposal".

I look forward to your input. Please feel free to contact me at [supervisor@bedfordny.gov](mailto:supervisor@bedfordny.gov) or 666-6530.

Best regards,

A handwritten signature in black ink that reads "Chris Burdick".

Chris Burdick  
Supervisor

P.S. Please sign up for the Town's eNews and Alerts at [www.bedfordny.gov](http://www.bedfordny.gov).



**SEWER PLAN INFORMATION - Financial Considerations**

The principal financial components of the sewer plan are the capital costs for creating it and the costs for operating and maintaining it. Estimates are set out in the April 22, 2016 Town of Bedford Sewer District Feasibility Study Update – Draft Preliminary Engineering Assessment, prepared by Arcadis Design & Consultancy. The feasibility study updates a feasibility study in 2003, itself updated in 2011, prepared by Malcolm Pirnie, an engineering consultancy firm which Arcadis acquired. The three studies are posted on the Town’s website at [www.bedfordny.gov](http://www.bedfordny.gov) click on “Sewer Proposal”. We wish to caution all concerned that the figures are rough estimates and to bear in mind that the creation of the sewer system is by no means certain and involves a lengthy process including numerous regulatory approvals and a vote of the property owners in the sewer district to be created.

**Capital Costs:** Arcadis set a probable cost of \$21,620,000 for the most expensive alternative presently under consideration (see page 6 of the feasibility study). We are hopeful that the Town can secure the funds for capital costs from water quality funds through Westchester County, New York City Department of Environmental Protection (DEP) and New York State. We would also consider a bond issuance for any balance required. The Town is submitting the following funding applications: to Westchester County for \$9,250,000 in Water Quality Improvement Program funds which the County administers, to DEP for up to \$8,000,000 and to New York State Environmental Facilities Corporation for the balance. To the extent that a bond issue may be needed, the property owners in the sewer district would be responsible for the repayment of the debt service through sewer fees.

**Operation and Maintenance Costs:** The property owners in the sewer district as well as any customers of the district would be responsible for such costs through sewer fees. The annual charge to each such property owner would depend upon effluent flow created by the business activity, type of activity and other factors. As an example, a restaurant or an apartment building creates greater flow than a stationery store.

**Estimated Cost Projections**

Type of Use	Without Construction Debt	With Construction Debt
Clothing Store	\$200.00	\$1,200.00
Small Shop	\$1,900.00	\$2,600.00
Restaurant	\$2,700.00	\$4,300.00
Shopping Center	\$12,000.00	\$18,000.00

*Note: The figures listed are rough estimates based on cost approximations and are subject to change.*

*\*Construction debt may be required to satisfy balance remaining after DEP financing is expended.*



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**July 13, 2016**

**Q1. What will happen to my old septic system/SSDS?**

A1. New York State and Westchester County Departments of Health set forth specific guidelines for the decommissioning of existing septic systems. Those guidelines are posted on the Town website under the "Sewer District" tab and are labeled "Guidelines for Abandoning Subsurface Sewage Treatment Systems".

**Q2. What is the timeline for completion after an affirmative majority vote by the property owners along the proposed district?**

A2. There are a number of State, County, and Town approvals that must be granted before construction of the sewer district can begin. The Town is working diligently to expedite the process so the system may become operational as soon as possible. Currently, construction is estimated to take 1.5-2 years, with 4-6 years serving as a reasonable estimate for project completion. 2.5-5 years

**Q3. Who has voting authority?**

A3. Only the property *owners* being serviced by the sewer district maintain voting authority. An individual who owns multiple properties along the district is still entitled to only *one* vote.

**Q4. Bedford Town Supervisor Chris Burdick has been advised of opportunities available to the Town for a limited time in the form of capital funds from the NYC Department of Environmental Protection (DEP) and from Westchester County. These funds are unlikely to be available if the Town fails to act promptly.**

A4. The Town has engaged in frequent and open dialogue with DEP, particularly David Warne, Assistant Commissioner of DEP. Mr. Warne attended the June 28<sup>th</sup> Special Town Board meeting and information session and indicated that provided DEP is persuaded that the Bedford Sewer Project has the support of the voters and will come to fruition, DEP will provide some of the funds to help pay project costs.

**Q5. What is the nature of the Town's agreement with the Department of Correctional and Community Services (DOCCs)?**

A5. Supervisor Burdick has been in active discussions with senior personnel at DOCCs with the understanding that DOCCs would convey its wastewater treatment plant to the Town at no cost to the Town. This would eliminate the substantial cost associated with building our own treatment plant, potentially tens of millions of dollars. DOCCs would become a customer of the sewer district

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and due to its substantial flow would pay a substantial cost of the operation and maintenance of the sewer system. In addition, the Town is working with DOCCs and the Town's consulting engineer to update the "condition assessment" of the plant to ensure it is in good working order and consider capital needs over time.

**Q6. Who pays to connect your building to the new sewer line?**

Q6. The property owner is responsible for the one-time connection cost.

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This is NOT Your Official Vote!

## Proposed Bedford Hills/Katonah Sewer Project

Please review the enclosed materials regarding finances and feasibility of the project. Contact Supervisor Chris Burdick for more information at [supervisor@bedfordny.gov](mailto:supervisor@bedfordny.gov) (please copy [planning@bedfordny.gov](mailto:planning@bedfordny.gov)) or by calling him at 666-6530.

Are you?

- Commercial Property Owner
- Commercial Tenant

Will you be willing to support the proposed Bedford Hills/Katonah Sewer Project?

- Yes
- No
- Other

Please add any additional comments:

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