



HYDE PARK
The Heart of the Hudson Valley™

The Route 9 Sewer District Project Facts and Information

Proposed Route 9 Sewer District Facts

Geographic Area: Route 9 between Linden Lane to the north, and Terwilliger Road to the South

Collection System Specs: 4.5 miles of pipe and 2 small pump stations

Treatment Plant Specs: 9,000 Square Foot Facility, treating 100,000 gallons per day of wastewater

Location of Treatment Plant: Northern end of Pine Woods Park

Number of Properties Served: 109

Estimated Capital Cost: \$18,439,034

Grants Currently Secured: \$5,250,000

Amount to be Borrowed: \$13,189,034

Estimated First-Year Operation Cost: \$152,000

Features & Benefits of the Route 9 Sewer District

- ❖ Availability of sewer allows for the growth and development of a commercial corridor that can't otherwise accommodate desirable, high-water-use development, such as hotels, residential complexes, mixed-use buildings and new restaurants
- ❖ Property values increase due to expanded use opportunities for commercial parcels and the desirability of public sewer for residential parcels, especially those seeking conventional mortgages
- ❖ Private investors, and their "outside" dollars, are attracted to public sewer, and almost without exception, they will not consider investing in areas without public sewer
- ❖ Private septic systems require large leach fields that limit land use; a public sewer system allows a property owner to fully develop his or her land, without a leach field "set aside"
- ❖ The entire Town benefits as property values increase and commercial investment is attracted, the tax base increases and therefore so do services to Town property owners and residents
- ❖ Private septic systems tend to fail without notice, requiring an immediate investment by the property owner of tens of thousands of dollars to replace the system; with a public sewer, a property owner understands exactly how to budget for costs every year
- ❖ Between blockages, age, and unsuitable soil conditions, many septic systems (especially those built on sandy soil and/or bedrock, which characterizes much of the soil conditions in the Route 9 corridor) undertreat wastewater and thereby pollute groundwater; a public sewer system is heavily State-monitored and is held to the highest standards of water purification before the treated water is released back into the environment, thus preserving environmental quality

You can find the Proposed District Map and Cost Information on our website! Please visit

www.hpdowntown.com