

This is a proposed agenda. Items may be removed, added, or changed. The Agenda will be posted in accordance with Open Meetings Law Section §103 and all records to be discussed made available to the extent Practicable.



Town of East Fishkill
Dutchess County, New York
330 Route 376, Hopewell Junction,
New York 12533

**TOWN BOARD MEETING
JUNE 25, 2026 @ 6:00 PM
AGENDA**

Call to Order

For video of meeting to hear verbatim dialogue visit www.EastFishkillNY.gov, go to Government, Boards & Committees, Town Board, East Fishkill Meeting Videos.

Pledge of Allegiance

Supervisor's Presentation

Supervisor's Announcements

Roll Call

Public Hearings

Open Public Hearing to Consider Moratorium

- a) Open Public Hearing
- b) Adopt Local Law

[Updated 062226 LL 2026 Extend Consolidate and Impose Moratorium effect until 7-1-2029.pdf](#)

Approve of Minutes

May 7, 2026

[Minutes May 7, 2026.pdf](#)

May 21, 2026

[Minutes May 21, 2026 Julie.pdf](#)

Announcement of Additions to the Agenda

Courtesy of the Floor

Receive and File

Acknowledge Arbor Day
[Arbor Day Proclamation.pdf](#)

Resolutions

1. Authorize Hiring Police Officer
[Police Officer Resolution 2026.pdf](#)
2. Authorize Hiring Police Officer
[Police Officer Transfer Resolution 2026.pdf](#)
[Gonzalez.pdf](#)
3. Award Trade Bids HVAC, Electric, Plumbing
[Award Trades Services.pdf](#)
[Eng Memo TRADES.pdf](#)
[TRADES.pdf](#)
4. Schedule Public Hearing for July 23, 2026 to consider the “Community Character Preservation Act”
[Setting Public Hearing for Community Character Preservation Local Law.pdf](#)
[Community Character Neg Dec June 25 2026.pdf](#)
[seafpartone Community Character Preservation Act SEAF June 25 2026.pdf](#)
[seafparttwo and three Communty Character Preservation 6_11_26.pdf](#)
5. Declare Lead Agency and Adopt Negative Declaration for Hopewell Railroad Water Improvement Area
[Declare Lead Agency and Adopt Neg Dec for Hopewell Railroad Water Improvement Area.pdf](#)
[Neg Dec for Hopewell Railroad Water Improvement Area June 25 2026.pdf](#)
6. Set a Public Hearing for the Formation of Hopewell Railroad Water Improvement Area for July 23, 2026
[2026-06-22 Hopewell RR MPR.pdf](#)
[062526 Hopewell RR WD - 98 Parcels - Backup.pdf](#)
[Appendix A - 98 Parcels Distric Map 6-18-26.pdf](#)
[Order Calling PH-Hopewell Railroad Water Imp Area \(003\).pdf](#)
7. Award for Four Corners WWTP HVAC Repairs
[Award Four Corner AC.pdf](#)
[Eng Memo WWTP AC.pdf](#)
8. Authorize preparing Map Plan and Report for Swartout Sewer District
[Prepare Swartout Sewer MPR.pdf](#)
9. Authorize Engineering & Planning Department to Apply for CFA Grant
[apply for CFA grant smart growth plg to update zoning 2026.pdf](#)
10. Authorize Grant Application for Hopewell Railroad Water Improvement Area
[2026-06-18 RR WIA.pdf](#)
11. Authorize Grant Application for Hamlet WWTP
[2026-06-18 Hamlet WWTP.pdf](#)

12. Appoint Full-Time Typists for the Various Departments
[FT Typists June 2026.pdf](#)
13. Authorize design of Cannon Well #5 Connection
[Resolution Well 5 WSP Change Order_.pdf](#)
[2026-06-16 Eng Memo Well 5.pdf](#)
[WSP Proposal_Cannon Wells Amendment 1_05.15.2026.pdf](#)
14. Authorize Hiring Seasonal Laborer for Water and Sewer
[hire seasonal - Water Sewer \(003\).pdf](#)

Additions to the Agenda by Majority Vote (If any)

Budget Transfers

Board Member Comments

Adjournment

Next Town Board Meetings:

Workshop/Voting Meeting: July 23, 2026

LOCAL LAW NO. OF 2026

(EXTEND, CONSOLIDATING AND IMPOSING A MORATORIUM ON CERTAIN PROPERTIES WITHIN THE TOWN OF EAST FISHKILL)

SECTION ONE: LEGISLATIVE INTENT

The Town Board previously enacted a Zoning Moratorium in 2025 while a new Master Plan was being developed. Envisioning East Fishkill, the new Master Plan was adopted in October 2025. Upon the adoption of the Master plan this board realized that some issues raised within the new plan would take time to draft and debate. To this end the moratorium was partially extended through June 30, 2026 primarily on certain industrial zoned areas of the town.

While the board originally was of the belief that the elimination of certain uses and dimensional changes would sacrifice it has become apparent that this is not the case.

Other than the former IBM site in the town, Industrial districts were mapped primarily while the town was mostly rural. Residential Development over the decades has rendered many of these sites inappropriate and impractical to use as they are zoned.

With changing technologies and changes in National Commerce it is apparent that a rethinking is necessary. Recently a national debate has begun as Data Center Technology requirements are raising questions about impacts to Water and Power Resources and their environmental impact on the Town's Residents. The Residents of East Fishkill have been significantly affected as three Super Fund Sites in the town have impacted their water quality and ground water. Recent downstate power concerns over cost and supply have been in the forefront of public debate. Much study and thought must be given to these issues.

The NYS Legislature has recently approved a one-year state wide moratorium statewide on data centers over 20 mw which is awaiting the government approval.

Respecting that property owners have the right to use and develop their properties, and receive a return on investment but not necessarily the highest return the Town Board must proceed cautiously in this process.

With these and other concerns in mind the Town Board adopts this moratorium.

SECTION TWO: MORATORIUM(s)

a) During the term of this moratorium until December 31, 2026 the Boards of the Town will not process, review or accept any applications for development within the Industrial Districts of the Town on lands containing no existing development. Land having existing approvals may modify and expand as appropriate and any project eligible for and granted an Economic Development Special Permit may proceed.

b) While presently not a permitted use and until the completion of Federal and State studies with respect to the power consumption, water usage, noise and heat issues no Data Center shall be permitted or considered within the Town for a period of three years, unless they are ancillary to an existing or permitted use and less than 20 mw or eligible for an Economic Development Special Permit.

SECTION THREE: TERM

This Local Law will be in effect until July 1, 2029.

SECTION FOUR: INTERPRETATION

The Town Board reserves unto itself the right to review and determine any requests to interpret this law.

SECTION FIVE: EFFECTIVE DATE

This Local Law will become effective upon its adoption with the New York State Secretary of State.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF EAST FISHKILL
PETER CASSIDY, TOWN CLERK**

Adopted on the _____ day of _____, 2026.



TOWN OF EAST FISHKILL TOWN BOARD

REGULAR MEETING ~ MINUTES ~

330 Route 376
Hopewell Jct, NY 12533
EastFishkillNY.gov

Thursday, May 7, 2026

6:00 PM

Pledge of Allegiance

Supervisor's Announcements

Roll Call

Attendee Name	Title	Status
Craig Arco	Council Person	Present
Marianne Flores	Council Person	Present
Emanuele Marinaro	Council Person	Present
Nicholas D'Alessandro	Town Supervisor	Present
Tom Franco	Council Person	Present

Open Special Voting Meeting

For video of meeting to hear verbatim dialogue visit www.EastFishkillNY.gov, go to Government, Boards & Committees, Town Board, East Fishkill Meeting Videos.

Resolutions:

1. Award 2026 Town Wide Paving Bid

RESOLUTION – 074/2026
(AWARD TOWN WIDE PAVING BID)

WHEREAS, the Town Engineer and Highway Superintendent are in receipt of bids for the resurfacing of several town roads; and
WHEREAS, it is the recommendation of the Town Engineer to award the base bid and alternate #1 at this time; and
WHEREAS, it was determined that Intercounty Paving Co. was the lowest responsible bidder for Contract No. ED2026.01 with a bid sum of \$460,220.00.; and
NOW, THEREFORE BE IT RESOLVED, that the bid be and hereby is awarded to Intercounty Paving Co., Inc.; and
BE IT FURTHER RESOLVED, that the Supervisor be and hereby is authorized to execute the contract in regards hereto.

BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK

DATED: MAY 7, 2026
EAST FISHKILL, NY

RESULT:	PASSED [UNANIMOUS]
MOVER:	Marianne Flores, Council Person
SECONDER:	Tom Franco, Council Person
AYES:	D'Alessandro, Franco, Marinaro, Arco, Flores

2. Authorize Hiring Seasonal Laborers for Water and Sewer

RESOLUTION- 075 /2026
(HIRING SEASONAL LABORERS)

WHEREAS, there is a need for additional seasonal help in the Water & Sewer department; and

WHEREAS, Shane Driscoll & Matthew Partridge have been interviewed and recommended to the Town Board to be hired as Seasonal Laborers; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby authorizing the hiring of Shane Driscoll and Matthew Partridge as Seasonal Laborers in the Water & Sewer department; and

SEASONAL LABORERS

2026

Step 1 17.50
Step 2 18.00
Step 3 18.50
Step 4 19.00
Step 5 19.50

BE IT FURTHER RESOLVED, that the above-mentioned seasonal laborers shall be paid in accordance with the attached 2026 pay-scale and that upon completion of their seasonal tasks, shall be removed from payroll.

BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK
DATED: MAY 7, 2026
EAST FISHKILL, NY

RESULT:	PASSED [UNANIMOUS]
MOVER:	Tom Franco, Council Person
SECONDER:	Emanuele Marinaro, Council Person
AYES:	D'Alessandro, Franco, Marinaro, Arco, Flores

3. Authorize to Advertise to Bid for Rt 52 Sidewalk District

RESOLUTION- 076 /2026
(AUTHORIZING A REQUEST FOR BIDS FOR CONSTRUCTION OF RT. 52
COMMERCIAL SIDEWALK DISTRICT PROJECT)

WHEREAS, the Curbs, Sidewalks, Lighting and Landscaping along the Rt 52 Commercial Sidewalk District are to be constructed; and

WHEREAS, the Town has received a grant from New York State to help complete this project and Town is required to fund 20 percent; and

WHEREAS, it is the desire of the Town Board to advertise for bids; and
NOW, THEREFORE, BE IT RESOLVED, that the Supervisor and Town Clerk be and hereby are authorized to advertise for bids to Construct the Rt 52 Commercial Sidewalk District Project; and

BE IT FURTHER RESOLVED, that said bids shall be received and evaluated by the Town Engineer and a summary report will be provided to the Town Board for authorization.

BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK

DATED: MAY 7, 2026
EAST FISHKILL, NY

RESULT:	PASSED [UNANIMOUS]
MOVER:	Emanuele Marinaro, Council Person
SECONDER:	Craig Arco, Council Person
AYES:	D'Alessandro, Franco, Marinaro, Arco, Flores

4. Authorize Hiring Full-time Clerk - Shared

RESOLUTION- 077/2026
(APPOINTING FULL-TIME CLERK)

WHEREAS, there is a need in multiple departments for clerical support; and
WHEREAS, Samantha Juan has been interviewed and recommended to the Town Board to be hired as a full-time Clerk; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby authorize the provisional hiring of Samantha Juan as a full-time Clerk; and
BE IT FURTHER RESOLVED, that they shall be paid in accordance with the current CSEA Contract, and

BE IT FURTHER RESOLVED, that this position shall be provisional until eligibility for permanent status is established in accordance with the Civil Service rules set forth by Dutchess County.

BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK

DATED: MAY 7, 2026
EAST FISHKILL, NY

RESULT:	PASSED [UNANIMOUS]
MOVER:	Craig Arco, Council Person
SECONDER:	Marianne Flores, Council Person
AYES:	D'Alessandro, Franco, Marinaro, Arco, Flores

Close Special Voting Meeting

Council Person Franco made a motion to Approve Meeting Closed at 6:10PM
Council Person Flores seconded the motion.
Motion Passed 5-0.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Tom Franco, Council Person
SECONDER:	Marianne Flores, Council Person
AYES:	D'Alessandro, Franco, Marinaro, Arco, Flores

Open Workshop Meeting

Discussion:

Carmel School District Budget Presentation

Community Character Preservation Act

Close Workshop Meeting

**Next Town Board Meetings: Regular Meeting: May 21, 2026
Workshop/Regular Meeting: June 25, 2026**

Minutes Respectfully submitted by,

Peter J. Cassidy
Town Clerk of the Town of East Fishkill

MINUTES
TOWN OF EAST FISHKILL
TOWN BOARD MEETING
MAY 21, 2026
6:00 p.m.

REGULAR BOARD MEETING

The Town of East Fishkill's Town Board Meeting on May 21, 2026, was called to order at 6:00 p.m. by Supervisor D'Alessandro with the Pledge of Allegiance to the Flag.

Presentation:

Supervisor D'Alessandro stated there were two presentations for two East Fishkill residents who have received Congressman Lawler's presentation of the 2026 Woman of Distinction Awards. The first award was presented to Louise Scarone. She received a proclamation from both the Town of East Fishkill and the US House of Representatives. The second set of proclamations were presented to Nicole Harris.

Supervisor's Announcements:

Supervisor D'Alessandro stated the month started with the Dutchess County Mayors and Supervisors meeting. This month it was at Millbrook. The first guest speaker was Emily Dozier from DC Transportation Council, who gave an overview of her organization and how they can assist municipalities. Supervisor D'Alessandro was the second speaker and he spoke about the Economic Development Advisory Committee and gave an overview of what is going on in the county.

The Dutchess County Annual Prayer Breakfast was at the Poughkeepsie Grand with 400 attendees. There were wonderful speakers and it was a great event. He met with the John Jay High School PTSA as they are looking to do a beautification project in Town. There are two possible locations so he will keep everyone informed as it moves forward.

There was a ribbon cutting at the Hopewell Depot for their new caboose and drinking fountain. The park was dedicated as the Rich Taylor Depot Park. He thanked the County for their assistance with that and the drinking fountain. The park is a gem for the community. The Hudson Valley Greenway was in attendance at the Depot, since there was a grant with the project, and Supervisor D'Alessandro met with them afterwards to discuss other happenings in the Town such as the Hopewell Junction Loop and some of the trails. Hopefully they can get some additional grants to assist with some more connections to the trail for local businesses to bring more people into the community.

The Supervisor's Annual Spring Fling was held at the Community Center. It is an annual party with the seniors and everyone had a great time. The staff there is

wonderful as well.

The Annual East Fishkill Fire District Inspection Dinner was held at the Curry Estates. It was a great event. The Fire District is 100% volunteer and he thanked everyone for their continued commitment to public safety. There were numerous awards given out that night including those with 50 years of service and 55 years of service. Please volunteer if you have any time.

There was a meeting of the DC Transportation Committee. This committee serves all the municipalities in Dutchess County and work with Ulster and Orange Counties on some things. They help with funding for different projects.

Last week was the Economic Development Committee meeting held here at Town Hall. The local businesses come in and share their feedback at this time. It was a very productive meeting. There were a large number of residences present to discuss a data center in East Fishkill. A lot of those concerns come from inaccurate rumors on social media. There are currently no applications for this in the Town. He wanted everyone to be aware that there is no available power infrastructure capable of supporting a large-scale data center here in East Fishkill. Second, industrial property in East Fishkill does not currently permit data centers as an approved use in the Town zoning regulations. It is not in the zoning code. In addition, the Town Board is in the process of scheduling a Public Hearing in June to expand or extend a moratorium on industrial uses in the Town. Please remember to verify your facts and speak to any Board member if you need answers.

Roll Call: Supervisor D'Alessandro asked the Town Clerk to call the rolls.

Board Members in attendance were:

Emanuel	Tom	Marianne	Nicholas
Marinero	Franco	Flores	D'Alessandro

Also, in attendance were:

Derrick Cuccia, Police Chief; Thomas Wood, Attorney; Scott Bryant, Engineer; Mark Pozniak, Comptroller.

Public Hearings:

None.

Approve Minutes:

April 23, 2026, Town Board Minutes

Motion to approve the minutes for the April 23, 2026, Town Board meeting minutes: Board Member Marinero. Seconded: Board Member Flores. All voted in favor. Motion carried.

Announcement of Additions to the Agenda:

Supervisor D'Alessandro said there is one addition to the agenda which will be done at the end. It is to authorize a public bid to replace the fuel tanks.

Courtesy of the Floor:

Supervisor D'Alessandro asked if there was anyone to speak regarding anything on the agenda or general town issues.

Fran Caracappa thanked the Supervisor for setting a Public Hearing. She voiced her concerns about the discussion regarding any incoming data centers.

Kurt Stubing asked if the zoning explicitly states data centers could not be here and Supervisor D'Alessandro stated no. Mr. Stubing asked if it was something the Board would entertain and Supervisor D'Alessandro stated they would consider many options.

Mike Shade, a Fishkill resident, voiced concerns regarding the Public Hearing and thanked the Board for that and considering a moratorium on building a data center.

Tom Demino is from Beacon and submitted a document to the Town Clerk regarding 41 citations about data centers.

Attorney Wood stated that the Supervisor is asking people to keep their comments until the Public Hearing so they become part of the record as this meeting just summarizes public comments. The public can also submit written comments to the Town Clerk to become part of the record.

Receive and File:

There was nothing.

Resolutions:

1. Authorize Transfer of Duty Weapon

RESOLUTION
(GRANT DUTY WEAPON TO POLICE DEPARTMENT RETIREE)

WHEREAS, it has been standard policy of the Police Department, when a member has served 20(+) years with the Department and retires in good standing that their duty weapon is turned over to them upon leaving employment, and;

WHEREAS, Detective Kyle P. Doughty retired April 27, 2026 in good standing from the East Fishkill Police Department, and;

WHEREAS, Detective Doughty has been verified to hold a valid NYS pistol permit, and;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby grant permission to turn over duty weapon to Detective Kyle P. Doughty – Glock 19 Gen 5

Motion to authorize a transfer of a duty weapon: Board Member Flores.
Seconded: Board Member Marinaro. All voted in favor. Motion carried.

2. Authorize Hiring Part-time Dispatcher for the Police Department

RESOLUTION
(APPOINTING A PART-TIME POLICE ASSISTANT)

WHEREAS, there is a need for a part-time Police Assistant in the Police Department; and

WHEREAS, the Chief of Police has submitted a letter to the Town Board recommending the hiring of Claryssa J Mills-Robinson for the position of Part-Time Police Assistant; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the hiring of Claryssa J Mills-Robinson as a Part-Time Police Assistant, to be compensated in accordance with the current CSEA contract, effective June 1, 2026.

Motion to authorize hiring a part-time dispatcher for the Police Department: Board Member Marinaro. Seconded: Board Member Franco. All voted in favor. Motion carried.

3. Accept Resignation of F/T Typist and re-hire as a Temporary P/T Typist

RESOLUTION
(APPOINT TOWN HALL TEMPORARY PART-TIME TYPIST)

WHEREAS, the Town of East Fishkill has received the resignation of Miranda Marino as a Full-Time Typist; and

WHEREAS, the Town acknowledges the resignation of Miranda Marino as a Full-Time Typist; and

WHEREAS, the Building Department has recommended the re-hiring of Miranda Marino as a temporary Part-Time Typist; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the appointment of Miranda Marino as a temporary Part-Time Typist, to be compensated at an hourly rate of \$23.14; and

BE IT FURTHER RESOLVED, that this appointment shall be effective May 22, 2026.

Motion to accept the resignation of a full-time typist and re-hire as a temporary part-time typist: Board Member Franco. Seconded: Board Member Flores. All voted in favor. Motion carried.

4. Authorize Hiring Interns

RESOLUTION

(AUTHORIZING THE HIRING OF INTERNS FOR VARIOUS DEPARTMENTS)

WHEREAS, the Town Board has previously authorized Interns to assist in clerical functions for Town Departments; and

WHEREAS, the Town, at the discretion of the Town Supervisor, may hire Student Workers (Interns) for the 2026 summer season; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby acknowledges the hiring of Isabella Colabatistto, Paul Wollman, Joseph Tama, Brian Pelusio, Dylan Servidio, Luis De Los Santos, Amira Gafur, Sebastian Kaldor, Sophia Prianti, Daniel Beltran-Vera, Arif Gafur and Leslee Lopez Morocho; and

BE IT RESOLVED, that the interns are hereby appointed as Student Workers in the Town, first year interns will be paid an hourly rate of \$16.00 and returning interns will be paid an hourly rate of \$17.00; and

BE IT FURTHER FESOLVED, that Isabella Colabatistto will be a non-paid intern in the Police Department; and

BE IT FURTHER RESOLVED, that said Interns shall work at the pleasure of the Town Supervisor in accordance with all the previously established rules and regulations and will be removed from the payroll upon completion of their tasks.

Motion to authorize hiring interns: Board Member Flores. Seconded: Board Member Franco. All voted in favor. Motion carried.

5. Acknowledge Hiring Seasonal Laborers for Highway

RESOLUTION
(HIRING SEASONAL LABORERS)

WHEREAS, the Highway Superintendent and Highway Foreman Ryan Knapp, have interviewed Brandon Inkell, Alison Gaston and Mark Daly; and

WHEREAS, the Highway Superintendent is requesting the Town Board acknowledge the hiring of Brandon Inkell, Mark Daly and the re-hiring of Alison Gaston as Seasonal Laborers; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby acknowledge the hiring Brandon Inkell, Mark Daly and the re-hiring of Alison Gaston in the Highway Department; and

SEASONAL LABORERS

2026

Step 1	17.50
Step 2	18.00
Step 3	18.50
Step 4	19.00
Step 5	19.50

BE IT FURTHER RESOLVED, that the above-mentioned seasonal laborers shall be paid in accordance with the attached 2026 pay scale and that upon completion of their seasonal tasks, shall be removed from payroll.

Motion to acknowledge the hiring of seasonal laborers for the Highway: Board Member Marinaro. Seconded: Board Member Franco. All voted in favor. Motion carried.

6. Addressing Dangerous Building at 1486 Route 82

Motion to adjourn this discussion regarding a dangerous building at 1486 Route 82 until June 25, 2026: Board Member Franco. Seconded: Board Member Flores. All voted in favor. Motion carried.

7. Set Public Hearing for June 25, 2026 to Extend Moratorium for Building

RESOLUTION

(SETTING PUBLIC HEARING FOR TOWN-WIDE MORATORIUM)

WHEREAS, the Town Board adopted the Town Master Plan in October, 2025; and

WHEREAS, the Town Board is concerned applications may be filed ahead of implementation of the new plan that could be inconsistent; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board will hold a Public Hearing on June 25, 2026 at 6:00 PM to consider extending the Moratorium for seven months on certain development within Industrial districts outside of there approved by the Economic Development Special Permit (I-Park); and

BE IT FURTHER RESOLVED, that the Supervisor is authorized to hire and outside planning Consultant to assist in the review and modifications process.

Motion to set a Public Hearing for June 25, 2026 to extend the Moratorium for Building: Board Member Flores. Seconded: Board Member Franco. All voted in favor. Motion carried.

8. Authorize to Advertise for bids to Refinish Pickleball Courts

RESOLUTION

(AUTHORIZING A REQUEST FOR BIDS FOR PICKLEBALL COURTS BID)

WHEREAS, due to the popularity of the Pickleball game, the Lime Kiln courts are in need of repair and resurfacing; and

WHEREAS, the Recreation Director is requesting the Town Board to authorize the advertisement for bids to repair and resurface the Pickleball courts; and

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor and Town Clerk be and hereby are authorized to advertise for bids for Pickleball Court repairs; and

BE IT FURTHER RESOLVED, that said bids shall be received and evaluated by the Town Engineer and a summary report will be provided to the Town Board for authorization.

Motion to authorize to advertise for bids to refinish the pickleball courts: Board Member Marinaro. Seconded: Board Member Franco. All voted in favor. Motion carried.

9. Approve Food Truck at Hopewell Recreation Field Route 376

RESOLUTION

(AUTHORIZING EXCLUSIVE FOOD TRUCK CONCESSION PROPOSAL FOR HOPEWELL RECREATION PARK)

WHEREAS, the Town Board has the authority to approve and regulate concession services at Town recreational facilities; and

WHEREAS, East Fishkill Recreation utilizes the Hopewell Recreation Park located at 330 Route 376 for seasonal programs and events that benefit the community; and

WHEREAS, Amani’s Kitchen had submitted a proposal to provide food truck concession services at the Hopewell Recreation Park and has withdrawn said proposal; and

WHEREAS, the Town Board has determined granting an exclusive food truck arrangement will promote efficiency, consistency and quality of service; and

WHEREAS, Hooked Events a food truck service based in the Town has offered to step in on the same terms and conditions; and

NOW, THEREFORE, BE IT RESOLVED, pursuant to the authority vested in the Town Board, that the Town Board hereby authorizes an exclusive food truck concession agreement with Hooked Events for the period of April 2026 through November 2026 at Hopewell Recreation Park, for a total accepted amount of \$2,500.00; and

BE IT FURTHER RESOLVED, that Hooked Events shall provide proof of appropriate insurance coverage, obtain all required permits, and comply with all applicable Health Department regulations; and

BE IT FURTHER RESOLVED, that such agreement shall be subject to any additional terms and conditions as deemed necessary and appropriate by the Town Board.

Motion to approve the food truck at Hopewell Recreation Field on Route 376: Board Member Franco. Seconded: Board Member Marinaro. All voted in favor. Motion carried.

Additions to the Agenda (If any):

Supervisor D'Alessandro stated there is one from the floor. It is to authorize a public bid for the replacement of the fuel tanks.

RESOLUTION

(AUTHORIZE PUBLIC BID FOR THE REPLACEMENT OF FUEL TANKS)

WHEREAS, previously, the Town authorized an inventory and assessment of the 16 fuel tanks located at the Highway Garage and Town Center.; and

WHEREAS, the assessment recommends the repair/upgrade of several tanks as well as the replacement of 4 tanks at the Highway Garage; and

WHEREAS, the preliminary cost estimate suggests that the scope of work will require a public bid be prepared and provided in order to adhere to the New York State Office of the State Comptroller procurement guidelines; and

WHEREAS, this is a Type II SEQR classification; and

NOW THEREFORE, IT IS RESOLVED, the Town Board authorizes the Town Engineer to prepare a public bid package for the tank replacements and other tank upgrades, including an optional annual inspection and permitting service; and

NOW, BE IT, FURTHER RESOLVED, the Town Board authorizes the Town Clerk to advertise and administer a public bid.;

Motion to authorize a Public Bid for the replacement of the fuel tanks: Board Member Marinaro. Seconded: Board Member Flores. All voted in favor. Motion carried.

Budget Transfer:

Supervisor D'Alessandro stated there are budget transfers. Supervisor D'Alessandro stated everyone had received a copy of these. It is to move funds

from snow removal to the Highway Department Fund and small adjustments to the General Fund.

Motion to approve the budget transfers as presented by Controller Pozniak. Board Member Flores. Seconded: Board Member Marinaro. All voted in favor. Motion carried.

Comments from Town Board Members:

Police Chief Cuccia stated how proud he is of the officers in the Town. They have been very diligent in catching some gang issues from Connecticut. These things will not be tolerated in this town. The firearms training is next month. The Behavioral Health Specialist has about eight new cases since the last Town Board meeting and 25 follow ups he has been working on.

Attorney Wood stated that the upcoming process the Board is looking to do for the moratorium is to freeze a particular zone for seven months. They are optimistic that within that seven month period they will be able to prepare and have the public forum on amendments to the zoning code, changes to the table of permitted uses, etc. The moratorium has to be limited to a reasonable time and they believe that is a reasonable time and it gives them time to debate whatever proposed changes the Town Board may wish to make to the Town Code. Once those changes are adopted into the Town Code, then the moratorium is terminated or will expire by then. He didn't want people to think a moratorium could go on for years. The Town Board feels seven months is a reasonable amount of time.

Board Member Marinaro stated last Monday night was the Economic Development Committee meeting. There was a lot of good information shared with the business community regarding changes and traffic studies on Main Street in the community. It was very informative. There were also some representatives from the community regarding data centers. He stated the local fire department always needs volunteers. Please donate time to this great effort. It helps the community save tax dollars and you become part of a new family. Memorial Day is coming up and please remember the fallen heroes who sacrificed for this great country.

Board Member Franco reminded everyone that Red Wing Lake will be opening this weekend. The Recreation Office has extended their hours on Wednesdays in May through June 3rd until 6:30 PM. It is 8 AM to 4 PM on the rest of the weekdays. You can only get your Red Wing passes in the Recreation Office. Red Wing swim lessons and swim team, summer camp, summer camp trips, basketball camp, fishing camp, and youth golf lessons, and adult programs have open registrations. There is also women's basketball with games at the Hopewell Rec on Wednesday evenings. There is co-ed sand volleyball and men's basketball to be played at Hopewell Rec and Lime Kiln. Upcoming trips include

August 1st to NY Mets, \$100 a ticket for residents, \$115 for non-residents. August 6th is Saratoga Raceway at \$60 a ticket for residents, \$75 for non-residents. August 12th is the Yankees game at \$110 a ticket for residents, \$115 for non-residents. Registration can be done in the Recreation office or online. This weekend is also the Memorial Day Soccer Tournament and the Sons of Italy Fair. He thanked everyone who helped get everything ready for this busy weekend.

Board Member Flores stated she had the report from Highway Superintendent Williams. The tree crew has been working at numerous locations. The blacktop patch crew has been out and the blacktop crew has been out on Stormville Mountain Road, Old Sylvan Lake Road, and Philips Road. The drainage repair crew has replaced several catch basins and the Highway Department has been working on getting all the Hometown Hero banners up. The mechanics have been working hard to keep the fleet in service. The Assessor asked to remind everyone that Grievance Day for assessments is Tuesday, May 26 from 2-4 PM and 6-8 PM. The Master Plan Implementation Committee will have their first meeting on June 11th. Their role is to help advise and make recommendations to the Board as they move forward. They will help prioritize and provide input. They will help identify the three top priorities. They will look at sign placement for a sense of place and identity as a town and will discuss traffic. She wished everyone a happy Memorial Day and please remember those who have fallen.

Clerk Cassidy stated the peddlers are going door to door and people are signing up for the “Do not Knock” list. There are only four active peddlers in the Town. Three do solar and one does finance. If they come to your door, ask for their company name and peddler permit. If they don’t have one call the Police that day, not the next day. They get the current list the day they get their permit. He wished everyone a happy Memorial Day.

Supervisor D'Alessandro stated the Memorial Day ceremony is Monday at 9:30. They march from the Community Center to the War Memorial at Route 82 and Beekman Road. It is a wonderful service. There is the Hudson Valley Council Band and some guest speakers. Please be safe and enjoy the weather. He did thank everyone because it is important to make sure the public process is done properly and it is important to make sure your voices are heard.

Motion for Adjournment: **Time:** Motion to adjourn the regular meeting at 6:53 PM: Board Member Franco Seconded: Board Member Flores. All voted in favor. Motion carried.

Town Board Meetings:

Regular Meeting/Workshop:	June 25, 2026
Regular Meeting/Workshop:	July 23, 2026

Respectfully submitted by Julie J. Beyer on behalf of Town Clerk Peter Cassidy –

PROCLAMATION DECLARING ACKNOWLEDGING ARBOR DAY

(ACKNOWLEDGE ARBOR DAY 2026)

WHEREAS, the first Arbor Day was celebrated in 1872 in Nebraska as a special day for planting trees and has grown to thousands of celebrations in communities across our nation each year; and

WHEREAS, community partners, families and friends will be joined together at local Arbor Day ceremonies to recognize the benefits of trees and urban forests; and

WHEREAS, trees will be planted in the town creating a lasting legacy for future generations; and

WHEREAS, trees improve water quality and quantity, reduce the erosion of precious topsoil, increase property values and economic vitality in business areas, provide shade, cleanse the air, create habitat for wildlife, and add beauty to our community; and

WHEREAS, trees promote outdoor recreation which improves human health and well-being and reduces “Nature-Deficit Disorder” in children by encouraging more activity and connection to the natural world; and

WHEREAS, all of East Fishkill benefits from forestry, which contributes thousands of dollars annually to our Town’s economy and provides employment; and

NOW, THEREFORE, BE IT RESOLVED, that we the Town Board of East Fishkill acknowledge and celebrate Arbor Day each and every year in East Fishkill and encourage our citizens to plant trees thus leaving a legacy for present and future generations.

**BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**

RESOLUTION-xxx/2026

(APPOINTING POLICE OFFICER)

WHEREAS, the Town Police Chief has identified multiple Police Officer vacancies in the Town of East Fishkill Police Department; and

WHEREAS, The Town has requested and canvassed the Police Officer Civil Service List, confirming that Ryan Fells is reachable; and

WHEREAS, The Chief and town board has interviewed multiple Civil Service candidates for the vacancies; and

NOW, THEREFORE, BE IT RESOLVED, that Ryan Fells is hereby appointed to the position of Police Officer with salary and benefits to be in accordance with the current PBA contract, effective August 24, 2026; and

BE IT FURTHER RESOLVED, that Ryan Fells employment will be contingent on his completion of the pre-employment requirements of the Town of East Fishkill; and

BE IT FURTHER RESOLVED, that Ryan Fells, upon completion of his pre-employment requirements, is authorized to attend the Police Officer Training Program sponsored by the Bureau of Municipal Police or such other program at the direction of Chief Cuccia.

BY ORDER OF THE TOWN BOARD

PETER J. CASSIDY, TOWN CLERK

DATED: JUNE 25, 2026

EAST FISHKILL, NY

RESOLUTION-xxx/2026

(APPOINTING POLICE OFFICER)

WHEREAS, the Town Police Chief has identified a Police Officer vacancy in the Town of East Fishkill Police Department; and

WHEREAS, the Town Police Chief has interviewed multiple transfer candidates; and

WHEREAS, the Town Board has interviewed the transfer candidate recommended by the Town Police Chief; and

NOW, THEREFORE, BE IT RESOLVED, that Eddie Gonzalez is hereby appointed to the position of Police Officer in the Town of East Fishkill, with a starting salary of \$82,078 (Step 2); effective June 29, 2026.

**BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**



POLICE DEPARTMENT
TOWN OF EAST FISHKILL

2468 ROUTE 52 HOPEWELL JCT., N.Y. 12533-8639 • (845) 221-2111 • (845) 221-3840 FAX

June 12, 2026

To: Town Supervisor Nicholas D'Alessandro
Councilman Thomas Franco
Councilman Emanuele Marinaro
Councilman Craig Arco
Councilwoman Marianne Flores

RE: Request to Hire

Board Members,

I am respectfully requesting permission to fill (1) police officer vacancy from the retirement of Lieutenant K. Knapp. I am requesting to hire Eddie Gonzalez as a transfer/reinstatement from his current position as a police officer with the New York City Department of Environmental Protection.

During several interviews, P.O. E. Gonzalez displayed the communication skills required in today's modern police officer. P.O. E. Gonzalez intelligent, professional, and friendly demeanor will make him an asset to the Town of East Fishkill Police Department. The current Police Benevolent Association Contract would allot P.O. E. Gonzalez a starting annual salary of \$82,078.

I am requesting P.O. E. Gonzalez be added to the June 25, 2026 East Fishkill Town Board Meeting's Agenda. P.O. E. Gonzalez's a start date will be June 29, 2026.

Sincerely,

A handwritten signature in black ink that reads "Derrick W. Cuccia".

Derrick W. Cuccia
Chief of Police

RESOLUTION - XXX/2026

**TOWN OF EAST FISHKILL
AWARD TRADE BIDS**

WHEREAS, the Town of East Fishkill oversees the operation and maintenance of Town Facilities that often requires the services of outside, licensed skill services; and

WHEREAS, the Town has completed a bid solicitation for various skilled services; and

WHEREAS, the Town received various bids and has analyzed the results, with recommendations for each trade as follows;

Trade	Recommended Company
General Plumbing	BPI Mechanical Service, Poughkeepsie, NY
HVAC	TEKCON Heating & Cooling, Poughkeepsie, NY
General Electric	Black Electric, Poughkeepsie, NY
System Controls	JEM Engineering, Poughkeepsie, NY

WHEREAS, the proposed services meet the criteria of a Type II SEQR classification as defined in NYS Law 6 NYCRR Section 617.5 and requires no further action; and

NOW THEREFORE, IT IS RESOLVED, that the Town Board hereby declares and authorizes Nicholas D'Alessandro, Town Supervisor, be provided the authority to authorize a contract with each discipline.

**BY ORDER OF THE TOWN BOARD
PETER CASSIDY, TOWN CLERK**

**DATED: JUNE 25 2026
EAST FISHKILL, NY**



Town of East Fishkill

Sewer and Water Department

330 Route 376, Hopewell Junction, New York 12533
Telephone 845-223-5114

Engineer's Memo

Subject: Trades Term Contracts
To: Town Board
From: George Cronk, P.E.
Date: June 15, 2026

This memo is being prepared to support Town Board Resolution for various Trades related services to be utilized by any Town Department for project generally not exceeding \$35,000 in scope. The Town has developed On Call services for Electrical, Plumbing, HVAC, and System Controls. The bid disciplines were advertised in the newspaper as well as BIDNET, our online system.

Since most On Call scenarios are unknown and the exact needs are not predictable, we developed a scoring system that assumes 1 licensed trade member, 2 apprentices, and \$5,000 in materials for 1 week of work. Each discipline has been provided in the attached sheets.

For each discipline, we are recommending the following;

Trade	Recommended Company
General Plumbing	BPI Mechanical Service, Poughkeepsie, NY
HVAC	TEKCON Heating & Cooling, Poughkeepsie, NY
General Electric	Black Electric, Poughkeepsie, NY
System Controls	JEM Engineering, Poughkeepsie, NY

Please note that each project or assignment will differ in actual costs.

General Plumbing				
Scope: 1 Plumber, 2 apprentice, 40 hours (1 week), \$5,000 materials				
Redemption	Unit	Unit Rate	Qty	Subtotal
Licensed Plumber:	Hr	\$ 225.00	40	\$ 9,000.00
Apprentice	Hr	\$ 140.00	80	\$ 11,200.00
Truck	Day		0	\$ -
Material Markup	%	20%	\$5,000.00	\$ 6,000.00
			Subtotal:	\$ 26,200.00
BPI	Unit	Unit Rate	Qty	Subtotal
Licensed Plumber:	Hr	\$ 165.00	40	\$ 6,600.00
Apprentice	Hr	\$ 150.00	80	\$ 12,000.00
Truck	Day		0	\$ -
Material Markup	%	30%	\$5,000.00	\$ 6,500.00
			Subtotal:	\$ 25,100.00

HVAC				
Scope: 1 HVAC, 2 apprentice, 40 hours (1 week), \$5,000 materials				
AAspen	Unit	Unit Rate	Qty	Subtotal
Licensed HAVC:	Hr	\$ 290.00	40	\$ 11,600.00
Apprentice	Hr	\$ 192.00	80	\$ 15,360.00
Truck	Day		0	\$ -
Material Markup	%	70%	\$5,000.00	\$ 8,500.00
			Subtotal:	\$ 35,460.00
BPI	Unit	Unit Rate	Qty	Subtotal
Licensed HAVC:	Hr	\$ 165.00	40	\$ 6,600.00
Apprentice	Hr	\$ 150.00	80	\$ 12,000.00
Truck	Day		0	\$ -
Material Markup	%	30%	\$5,000.00	\$ 6,500.00
			Subtotal:	\$ 25,100.00
Redemption	Unit	Unit Rate	Qty	Subtotal
Licensed HAVC:	Hr	\$ 225.00	40	\$ 9,000.00
Apprentice	Hr	\$ 140.00	80	\$ 11,200.00
Truck	Day		0	\$ -
Material Markup	%	20%	\$5,000.00	\$ 6,000.00
			Subtotal:	\$ 26,200.00
Tekcon	Unit	Unit Rate	Qty	Subtotal
Licensed HAVC:	Hr	\$ 125.00	40	\$ 5,000.00
Apprentice	Hr	\$ 125.00	80	\$ 10,000.00
Truck	Day		0	\$ -
Material Markup	%	20%	\$5,000.00	\$ 6,000.00
			Subtotal:	\$ 21,000.00

General Electrical				
Scope: 1 electrician, 2 apprentice, 40 hours (1 week), \$2,000 materials				
Black Electric	Unit	Unit Rate	Qty	Subtotal
Licensed Electrician:	Hr	\$ 225.00	40	\$ 9,000.00
Apprentice	Hr	\$ 185.00	80	\$ 14,800.00
Truck	Day		0	\$ -
Material Markup	%	15%	\$5,000.00	\$ 5,750.00
			Subtotal:	\$ 29,550.00
ESO Electric	Unit	Unit Rate	Qty	Subtotal
Licensed Electrician:	Hr	\$ 544.50	40	\$ 21,780.00
Apprentice	Hr	\$ 235.13	80	\$ 18,810.40
Truck	Day		0	\$ -
Material Markup	%	20%	\$5,000.00	\$ 6,000.00
			Subtotal:	\$ 46,590.40

Controls Systems				
JEM Electric	Unit	Unit Rate	Qty	Subtotal
Licensed Electrician:	Hr	\$ 165.00	40	\$ 6,600.00
Apprentice	Hr	\$ 165.00	80	\$ 13,200.00
Truck	Day		5	\$ -
Material Markup	%	15%	\$5,000.00	\$ 5,750.00
			Subtotal:	\$ 25,550.00
ESO Electric	Unit	Unit Rate	Qty	Subtotal
Licensed Electrician:	Hr	\$ 544.50	40	\$ 21,780.00
Apprentice	Hr	\$ 235.13	80	\$ 18,810.40
Truck	Day		0	\$ -
Material Markup	%	20%	\$5,000.00	\$ 6,000.00
			Subtotal:	\$ 46,590.40

RESOLUTION-XXX/2026

(SCHEDULE A PUBLIC HEARING FOR THE COMMUNITY CHARACTER PRESERVATION LOCAL LAW)

WHEREAS, in 2023, the Town initiated a comprehensive planning process led by a volunteer Comprehensive Plan Committee (CPC) committee appointed by the Town Board to prepare a new Comprehensive Plan; and

WHEREAS, the Town Board adopted the East Fishkill Comprehensive Plan "Cultivating Balance" on September 25, 2025.

WHEREAS, the preservation of community character including farms and open space was identified as a significant priority for the residents of East Fishkill; and

WHEREAS, the Town Board is proposing to adopt a Local Law titled "Community Character Preservation Act" to support Community Character Preservation; and

WHEREAS, the Local Law is proposed to assist the Town in managing the impacts of growth and development by supporting the purchase of lands, conservation easements, and purchase of development rights among other strategies; and

WHEREAS, this Local Law will be effective January 1, 2027 if the voters at the November 3, 2026 general election approve up to a 20-million-dollar bond proposed for this purpose; and

THEREFORE, BE IT RESOLVED, the Town Board hereby schedules a Public Hearing for the Community Character Preservation Local Law on July 23, 2026.

**BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**

For Further Information:

Contact Person: Peter J. Cassidy, Town Clerk
 Town Hall, 330 Route 376
 Hopewell Junction, New York 12533
 (845) 221-2428

REASONS SUPPORTING THIS DETERMINATION:

(See 617.7(c) for requirements of this determination; see 617.7(d) for conditioned Negative Declaration)

The proposed action is the adoption of a Local Law with the intent of supporting the preservation of community character through purchase of farms and open space, conservation easements, and purchase of development rights among other tools. The proposed local law would be expected to result in positive environmental benefits since it would preserve land and natural resources, reduce the potential for new traffic, and support the goals of the Town’s Comprehensive Plan. No significant adverse environmental impacts would result from the adoption of the Local Law.

Based on a review of 6NYCRR 617.7, there appear to be no significant adverse environmental impacts.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

THIS NEGATIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE TOWN BOARD OF THE TOWN OF EAST FISHKILL HELD ON JUNE 25, 2026.

 Chairperson/Designee

 Date

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

- Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001
 - Appropriate Regional Office of the Department of Environmental Conservation.
 - Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.
 - Applicant (if any)
 - Other involved agencies (if any)
- any)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**RESOLUTION-XXX/2026
(DECLARING LEAD AGENCY AND ADOPTING NEGATIVE DECLARATION
FOR
HOPEWELL RAILROAD WATER IMPROVEMENT AREA**

WHEREAS, the Town of East Fishkill is proposing the Hopewell Railroad Water Improvement Area to: 1) to provide public water to roughly 100 residential, commercial and industrial parcels and eliminate the need for point wells which are located in close proximity to the seepage pits which serve as septic for the parcels; and 2) to provide an interconnection between the Hopewell Glen Water District and the Hopewell Hamlet Water District for redundancy which will use the proposed new waterline; and

WHEREAS, the Town will be seeking finding opportunities from the New York State Environmental Facilities Corporation as well as other eligible funding sources for this project; and

WHEREAS, a Long Form Environmental Assessment Form (EAF) has been filed with the Town Board as required by 6 NYCRR §617.6(a)(2) to initiate the mandatory environmental review prescribed by the State Environmental Review Act (SEQRA) for the proposed project; and

WHEREAS, the Town Board declared Intent to be Lead Agency on April 23, 2026; and

WHEREAS, the Town Board has undertaken a review of the action as required and determined the action to be a Type I action under SEQRA; and

NOW THEREFORE, IT IS RESOLVED, that the Town Board hereby declares Lead Agency for the purpose of conducting the SEQR review of the Action; and

FURTHER RESOLVED, that the Town Board has determined the proposed action would not result in any significant adverse impacts and is adopting a Negative Declaration; and

FURTHER RESOLVED, that the Supervisor of the Town is authorized to execute such documents and take such lawful actions as either such officer may deem convenient, necessary or advisable in order to effectuate the foregoing resolution including posting the Negative Declaration to the Environmental Notice Bulletin (ENB).

**BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**

NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: June 25, 2026

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of East Fishkill Town Board has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: **Hopewell Railroad Water Improvement Area**

Description of Action: the Town of East Fishkill is proposing the Hopewell Railroad Water Improvement Area to: 1) to provide public water to roughly 100 residential, commercial and industrial parcels and eliminate the need for point wells which are located in close proximity to the seepage pits which serve as septic for the parcels; and 2) to provide an interconnection between the Hopewell Glen Water District and the Hopewell Hamlet Water District for redundancy which will use the proposed new waterline.

SEQR Status: Type I X

Location of Action: Town of East Fishkill, County of Dutchess

The following documentation was analyzed in making this negative declaration:

- X Long Form EAF
- Supplemental Part III Information
- Storm Water Pollution Prevention Plan (SWPPP)
- X Other (Describe)
 - Map Plan and Report

Name of Action: **Hopewell Railroad Water Improvement Area**

For Further Information:

Contact Person: Peter J. Cassidy, Town Clerk
 Town Hall
 330 Route 376
 Hopewell Junction, New York 12533 (845)
 221-9191

(See 617.7(c) for requirements of this determination; see 617.7(d) for conditioned Negative Declaration)

The proposed action would result in the interconnection of the Hopewell Glen and Hopewell Hamlet Water districts for redundancy. The proposed action will also provide public water to roughly 100 residential, commercial and industrial parcels and eliminate the need for point wells which are located in close proximity to the seepage pits which serve as septic for the parcels. These improvements help support public health and safety by providing for improved water quality, better service, and redundancy in the water supply system. The proposed action would not be expected to result in any significant adverse impacts for the following reasons:

1. It will not generate a significant amount of additional vehicles, noise or emission levels.
2. It will not affect rare or endangered species of animal or plant, or habitat of such species.
3. It will not result in any impacts to historic or archeological resources.
4. It will not result in any impacts related to hazardous materials.
5. It will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. It will not be subjected to unacceptable risk of flooding or major geological hazards.
7. It will not have a substantial aesthetic affect.
8. It will not involve adversely affect any surface water or groundwater.
9. It will not allow for improper uses within specified zoning districts.
10. It will not result in adverse cumulative impacts.
11. It will not result in adverse growth-inducing impacts.
12. It will not conflict with the Town's Comprehensive Plan.

In conclusion, no significant potential impacts were identified as a result of the Proposed Action.

Based on a review of 6NYCRR 617.7, there appear to be no significant adverse environmental impacts.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

THIS NEGATIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE TOWN BOARD OF THE TOWN OF EAST FISHKILL HELD ON JUNE 25, 2026.

Chairperson/Designee

Date

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

- Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001
- Appropriate Regional Office of the Department of Environmental Conservation.
- Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.
- Applicant (if any)
- Other involved agencies (if any)



TOWN OF EAST FISHKILL

WATER AND SEWER DEPARTMENT

MAP, PLAN, AND REPORT
FOR
HOPEWELL RAILROAD WATER IMPROVEMENT AREA



JUNE 18, 2026

TOWN OF EAST FISHKILL
MAP, PLAN, REPORT
HOPEWELL RAILROAD WIA

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1.0 EXECUTIVE SUMMARY

1.1 Summary

On behalf of a number of residents, the Town of East Fishkill is seeking to create the Hopewell Railroad Water Improvement Area (WIA). This proposed WIA is comprised of 98 parcels and includes residential, commercial, and industrial sites. The enclosed Map – Plan - and Report (MPR) represents the proposed capital project, which calls for creating a watermain interconnection from the Hamlet WD to the Hopewell Glen WD as well as a distribution system and water services for occupied parcels. The proposed project will be primarily funded by WIA fees, with additional funding from grants, low (or no) interest loans, and possibly federal allocations.

There are 98 parcels in the proposed water improvement area. A number of benefit units is assigned for each property. There are currently 116 Benefit Units and an estimated 173 Benefit Units at full buildout. Assuming the project receives 0% interest loans and a \$3,000,000 grant, a Homeowner’s estimated annual water cost is \$1,198. Each apartment will have an estimated annual water cost of \$718.

YEAR	Hamlet District (BU)	Fixed Operations (BU)	Water Usage (60,000 GAL per BU)	Project Borrowing per BU (\$2,997,300)	TOTAL ANNUAL COST PER BU
TR-1(Bond 0%)	\$194	\$216	\$210	\$578	\$1,198

The Total Annual Cost in the table above is for a single Benefit Unit. A Benefit Unit assumes an average of 330 gallons per day for a single family house. Each parcel is assigned Benefit Unit(s) based upon current use and/or master plan land use.

2.0 INTRODUCTION

2.1 Background

The Proposed Hopewell Railroad Water Improvement Area (WIA) encompasses a portion of Bridge Street and a portion of Old Hopewell. The WIA includes many residential properties, the majority of which were built 100 years ago as summer homes and/or factory worker housing. At that time there were no sanitary codes for Dutchess County or the Town. The wells and septic for the vast majority of residences in the WIA would not be allowed today. Wells are typically well points, about 25 feet deep. The septic's are leach pits, often located within 25 to 50 feet of the well.

2.2 Purpose and Scope

This project seeks to provide public water to roughly 98 parcels. Most of the residential properties are limited to point wells, and these are usually very close to the leach pits that serve as septic.

The project proposes to construct water mains, water services, fire hydrants, and valving.

3.0 DESCRIPTION OF IMPROVEMENTS

3.1 EXISTING FACILITIES

There are 98 parcels within the proposed improvement area. Many of the properties are residential uses that were constructed many decades ago and prior to most zoning and health department regulations. Many of the properties are roughly 50 feet to 100 ft in size and utilize a septic leach area and point well. Most properties do not have wells that meet current regulations regarding separation, well casing, well grouting, etc. Some properties have performed water quality testing and have subsequently installed water treatment including disinfection. Many properties have stated that during summer months, their wells will dry up. Many residences have stated that the water taste is unacceptable and they purchase bottled water.

Of the 98 parcels, 78 parcels are residential uses and the remaining 20 or so parcels are commercial and/or light industrial. The majority of the residential parcels are developed, but there are remaining vacancies.

Appendix A includes a map of the Water Improvement Area. Appendix B includes a schedule of the properties.

3.2 Water Supply & Source

3.2.1 Water System Demands

There are 98 parcels that anticipate the need for water supply. Using 110 gallons per bedroom, 330 gallons per day per residential home, 198 gallons per day per apartment, and 330 gallons per day per benefit unit, we estimate an average demand at full build-out will average 56,892 gallons per day. Due to vacant and under-developed parcels, the current water demand for the WIA is an estimated 38,148 average gallons per day.

Appendix C provides an estimated water demand and benefit unit assignment.

3.2.1 Water Source and Water Storage

The water supply will be from the Cannon Wells. Water will be supplied through the Hopewell Hamlet Water District. The Hopewell Hamlet Water District will also provide the water storage for the proposed WIA.

Please note that water users will be required to provide a water source fee for the use of the water source (and storage). Each property is assigned the water source fee that is provided with the formation of the WIA. Should a property require additional water source fee, that fee is to be provided prior to approval for connection. The estimated Benefit Units does not imply that the water source fee has been provided. A separate schedule of water source fees has been provided in Appendix D.

3.3 Proposed Improvements

The project proposes to connect to the Governor’s Boulevard Vault (part of the Hamlet Water District) via the existing waterline located near the intersection Rt 82 (Main Street) and Rt 376 (Bridge Street) via an 8-inch watermain. The project also proposes to extend the 8-inch watermain on several of the local streets such as Orchard St., High St., Railroad Ave, and Oak St.

The project will include hydrants, valves, and water corporation for each property. For properties with existing structure(s), a 1-inch water service will be extended to one building. For residential properties a meter and backflow prevention device will also be installed. Further, the existing well will be abandoned.

4.0 ALLOCATION OF COSTS AND BENEFIT ASSESSMENT

4.1 Projected Capital Costs

The capital costs of the Water Improvement Area will be assigned to the 98 parcels. The Town Board will assess each individual lot or parcel of land within the WIA to assess as accurately as possible the benefit which each individual lot or parcel of land will derive from the WIA.

Properties may lawfully be considered “benefited” even though presently they are not physically connected to the water system. The mere availability of the water main is considered a benefit. Any vacant property which is included in the benefited area of a WIA can and should be charged a share of the costs of the capital, until such time as being connected.

4.2 Projected O&M Costs

Operation and Maintenance costs will be charged on a benefit basis.

4.3 Annual Assessment Roll and Public Hearing

The Town Board must annually prepare detailed written estimates setting forth the anticipated revenues and expenditures for the WIA. This is necessary in order to determine the amount of money required to meet the expense of paying operation and maintenance of the water system for each fiscal year commencing the first day of January.

After preparation of the annual estimate, the Town Board prepares an annual assessment roll setting forth a description of the lots or lots of land, the name(s) of the owner of each lot or lot of land, and the amount to be assessed against each parcel in proportion to the benefit it derives. A public hearing is then scheduled and conducted to entertain comments or objections regarding the assessment roll. The Town Board must adopt the assessment roll, or make amendments and conduct another public hearing before adoption. Once adopted, the assessment roll is filed with the Town Clerk. The amounts contained in the assessment roll are then levied against the lots and lots of land in the WIA and collected in the same manner as a tax.

4.4 Benefit Formula

A benefit assessment can be made through various types of benefit formulas. The formula to be applied is determined by the Town Board. The formula should fit the individual case, and the equities of a given situation.

All water users in the proposed WIA will be metered. Adjustments in benefit charges may be made based upon actual usage. At the public hearing on the Map, Plan and Report, the Board will receive comments on all issues relating to benefit assessment formulas, including potential use of water rents, the share of costs to be paid by vacant properties, etc.

TABLE 4-1
Benefit Unit Formula Summary

DESCRIPTION	BENEFIT UNITS
<u>Residential Lots</u>	
Single Family	Est. Flow/330 = 1.0 BU
1 or 2 Bedroom Apt	Each Apt = 0.6 BU
<u>Mixed Use</u>	
Commercial Area	Est. Flow/330, min 1.0 BU
Residential Area	1&2 Bdrm Apt = 0.6 BU/Apt 3 Bdrm Apt = 1.0 BU/Apt
<u>Commercial/Industrial Lots</u>	
Base Assessment – Commercial Improved Lot	Est. Flow/330, As Assigned, min 1.0
Base Assessment – Industrial Improved Lot	Est. Flow/330, As Assigned, min 1.0
<u>Vacant Lots</u>	
Residential	0.6 BU
Commercial	1.0 BU

4.5 Proposed Benefit Assessment

The Benefit Unit assignments will be based on benefit unit formula summary found in Table 4-1. Appendix B provides a summary of the benefit units assigned to each property. Appendix B also includes benefit units assigned, assuming full build out.

5.0 PROJECT COSTS AND PROJECTED USER COSTS

Cost information for the proposed WIA is presented in this section based upon the information developed in this Map, Plan, and Report. Costs shown would be the maximum cost to each user and/or the minimum cost to each user.

5.1 Capital Costs

Table 5.1 - PRELIMINARY COST ESTIMATE - 98 PARCELS				
	UNIT	QTY	UNIT PRICE	SUBTOTAL
Total Parcels		98		
Vacant Parcels		8		
Benefit Units (BU)		173		
Bridge St.	LF	3025		
Rt 376 (Old Hopewell)	LF	1500		
Main St	LF	915		
Orchard Pl	LF	715		
High St	LF	355		
Oak St	LF	350		
Railroad	LF	675		
Total 8-INCH Watermain	LF	7535	\$ 200.00	\$ 1,507,000.00
Whortlekill Crossing	EA	1	\$ 300,000.00	\$ 300,000.00
Rt 376 Crossing	EA	2	\$ 125,000.00	\$ 250,000.00
TEMP PAVEMENT (10 FT X 4 INCH DEPTH)	SF	75,350	\$ 9.00	\$ 678,150.00
Rock	CY	200	\$ 300.00	\$ 60,000.00
HYDRANT	EA	17	\$ 8,500.00	\$ 144,500.00
8-INCH VALVES	EA	25	\$ 5,500.00	\$ 137,500.00
1-INCH Corp	EA	98	\$ 3,500.00	\$ 343,000.00
Abandon Well	EA	90	\$ 1,000.00	\$ 90,000.00
Meter	EA	90	\$ 800.00	\$ 72,000.00
Services	EA	90	\$ 4,500.00	\$ 405,000.00
			Construction Subtotal:	\$ 3,987,150.00
SOURCE FEE	EA	115	\$ 7,500.00	\$ 862,500.00
GRANT ADMIN	%	1%	\$ 3,987,150.00	\$ 39,871.50
SURVEY/ENGINEERING	%	8%	\$ 3,987,150.00	\$ 318,972.00
CONSTRUCTION	%	8%	\$ 3,987,150.00	\$ 318,972.00
MISC	%	8.5%	\$ 5,527,465.50	\$ 469,834.57
			Bond Amount:	\$ 5,997,300.07

The Project has an estimated \$5,997,300 cost.

This project relies upon low interest loans and grant funding sources. It is anticipated that the project may receive funding as follows;

0% Loan

WIIA Grant: \$3,000,000

The WD will be responsible for all remaining project costs, including unrealized anticipated funding sources.

The estimated loan amount is \$2,997,.00.

5.2 Operations Costs

The total estimated first year Operations and Maintenance (O&M) costs for the WIA is \$37,400. based upon estimates from similar areas served. This includes the costs for supervision and daily operation, maintenance and repairs.

Table 5.2: Estimated Operations Cost

Table 5.2 - ESTIMATED FIXED OPERATIONS COSTS				
	UNIT	QTY	UNIT PRICE	SUBTOTAL
Calibrations	EA	2	\$ 500.00	\$ 1,000.00
Water Samples	MONTH	12	\$ 100.00	\$ 1,200.00
Operator (VRI)	MONTH	12	\$ 900.00	\$ 10,800.00
W&S Dept	MONTH	12	\$ 1,200.00	\$ 14,400.00
Repairs	EA	1	\$ 5,000.00	\$ 5,000.00
Reserve	EA	1	\$ 5,000.00	\$ 5,000.00
			Subtotal:	\$ 37,400.00

5.3 Typical User Costs

This Map, Plan, and Report proposes that the WIA will be established on a benefit basis. It is proposed that all costs for this WIA be raised on a benefit basis, i.e. in proportion as nearly as possible to the benefit which each lot or lot will derive therefrom. 174 Benefit Units have been allocated.

The User Costs includes water usage, fixed operations, hamlet capital, and the new WAI's capital.

Usage charges can change based upon your usage. At the time of this report, usage charges are \$3.50/1,000 gal. At 60,000 gal/yr, the annual water usage cost is \$210.00. Note, usage charges can change in the future.

The fixed operations costs are shown in Table 5.2 and are divided by all user benefits. Assuming Full build out, the operation and maintenance (O&M) costs per benefit unit has been estimated to be approximately \$37,400/ 173 = \$216.18 per BU/year. Note, operational costs can change in the future.

For the purposes of this MPR, the annual Bond amount is based upon an amount \$2,997,300 per benefit unit at 0% at 30-years. The new WIA annual capital cost is \$578 per BU/year.

The WIA relies on the Hamlet District to treat and distribute water. The cost per benefit is calculated at 60% of the Hamlet Capital Cost = \$324.00 / year x 60% = \$194.40 per BU/year.

Table 5.3: Bond and User Costs

HOME OWNER COST (0% INTEREST & \$3M GRANT)		
BOND	30	YEARS
INTEREST	0%	%
GRANT:	\$ 3,000,000.00	
BU	173	
	Bond Amount:	\$ 2,997,300
	Annual Bond Payment:	\$ 99,910
	Capital Per BU (Home)/Per Year:	\$ 578
	60% Annual Hamlet I Capital:	\$ 194
	Fixed Operational:	\$ 216
	Annual Water (60,000 gal/yr):	\$ 210
		\$ 1,198

A summary of the total cost for a typical Benefit Unit are as follows:

Table 5.4: Estimated User Cost Summary

YEAR	Hamlet District (BU)	Fixed Operations (BU)	Water Usage (60,000 GAL per BU)	Project Borrowing per BU (\$2,997,300)	TOTAL ANNUAL COST PER BU
TR-1(Bond 0%)	\$194	\$216	\$210	\$578	\$1,198

The annual Benefit Unit annual cost shown in Table 5.3 is \$1,198. Future Operations and Water Usage costs may change and will cause the Total Annual Cost to change.

APPENDICES

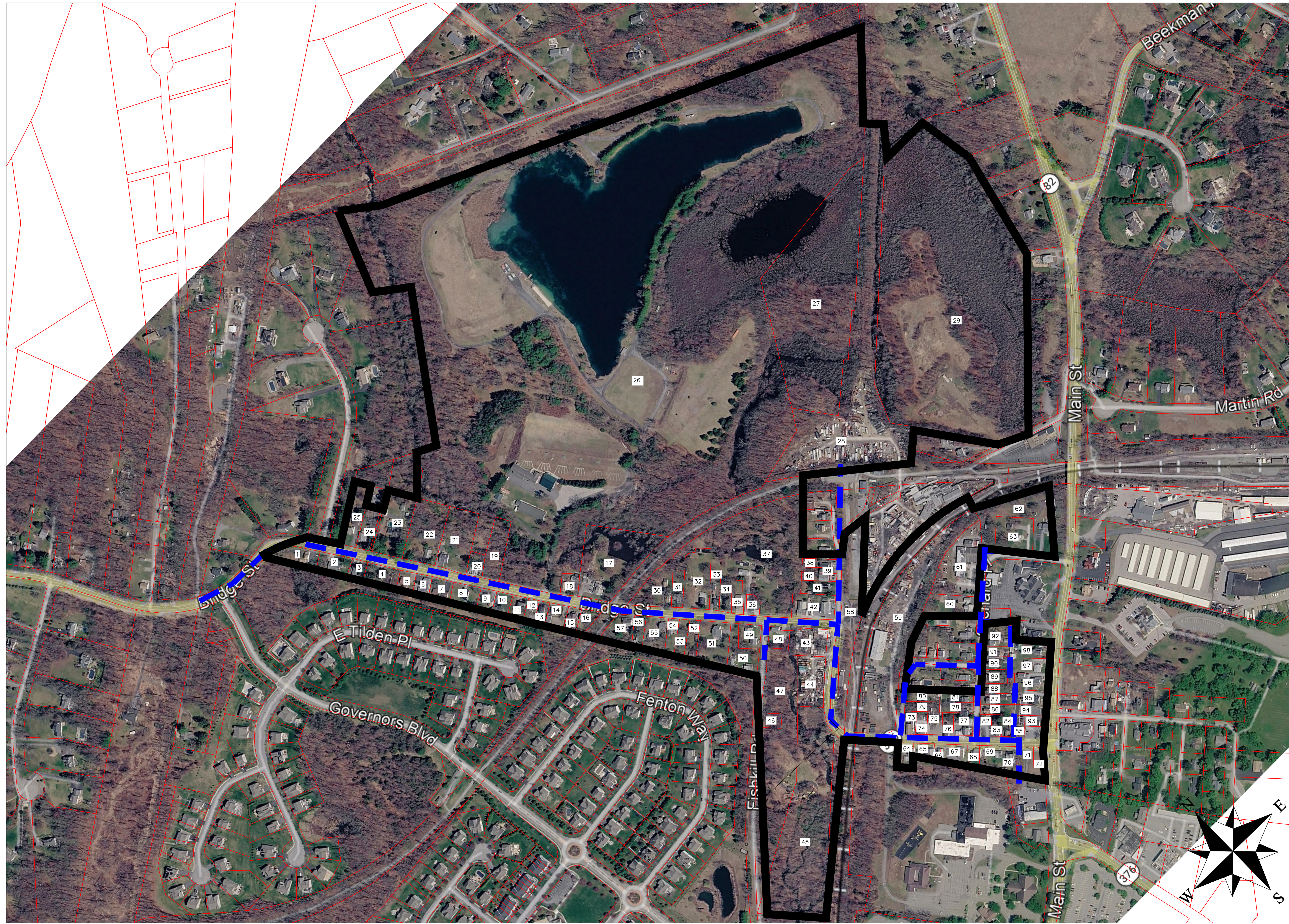
APPENDIX A: WIA MAP

APPENDIX B: WIA PARCEL LIST

APPENDIX C: BENEFIT UNIT ASSIGNMENT

APPENDIX D: WATER SOURCE FEE ASSIGNMENT

APPENDIX A: WIA MAP



DRAWN BY	CHECKED BY
PROJECT NO.	PROJECT DATE

**98 PARCELS REDUCED
HOPEWELL RAILROAD
WATER DISTRICT**

Town of East Fishkill, New York

TOWN OF EAST FISHKILL
Dutchess County
330 Route 376
Hopewell Junction, New York 12533

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REVISIONS	NO.	DATE	ISSUE

APPENDIX B: WIA PARCEL LIST

Number on Map	Parcel ID	Owner	Street Number	Street Name
1	6457-01-187955	Salgado, Denise Trustee & Salgado, Felix Trustee	583	Route 376
2	6457-01-205940	Szostak, David W. & Toni A.	575	Route 376
3	6457-01-207918	Cora, Venus & Marrero, Alan	571	Route 376
4	6457-01-210912	DeSousa, Dennis & Gwen	565	Route 376
5	6457-01-213907	Croteau, Betty A.	563	Route 376
6	6457-01-217901	Rodriguez, Luis A.	561	Route 376
7	6457-01-222894	Horton, Dolores N.	557	Route 376
8	6457-01-227885	Rivera, Candelario	553	Route 376
9	6457-01-232878	Thornton, Terence & Allison	549	Route 376
10	6457-01-235872	Turner, Kevin & Conklin-Turner, Lauren	547	Route 376
11	6457-01-240865	Frost, Frederick A	545	Route 376
12	6457-01-243859	Rabe, Stacey M. & Antalek, William J.	541	Route 376
13	6457-01-246855	Elezovic, Victor & Vera	539	Route 376
14	6457-01-250849	Harrod, Jeffrey & Robinson, Jeanne Marie	537	Route 376
15	6457-01-255843	Williams, Timothy & Melissa	535	Route 376
16	6457-01-259838	Mallen,Burton H. & Dawn M.	533	Route 376
17	6457-01-288850	Peterson, Bryan A & Kelly A	528	Route 376
18	6457-01-265857	Sutrich, Thomas	534	Route 376
19	6457-01-247902	Fontaine, Fabiola Zoxie and Junot, Peter	X	Route 376
20	6457-01-235903	Velez, Alexander & Kimberly A	550	Route 376
21	6457-01-244913	Reyes, Adderlyn	556	Route 376
22	6457-01-235921	Mc Teigue, Joann and Sciarillo, Mary jane etal and Fleming, Linda	560	Route 376
23	6457-01-229928	Mekeel, Dorothy J LT & Rick RM and Lee, Jean RM	564	Route 376
24	6457-01-218938	Stewart, Doreen F & Mueler, Joseph	570	Route 376
25	6457-01-219946	Sokol, Karl & Lucille & Jon	572	Route 376
26	6457-01-371939	Whortlekill, Rod	536-542	Route 376
27	6457-01-431860	Richard Meli	695	Rt 376
28	6457-01-447844	27 Railroad Ave - CAROL	27	Railroad Ave
29	6457-01-495820	Richard Meli	945	RT 82
30	6457-01-293825	Simon Jr, Michael F	518	Route 376
31	6457-01-300816	Lown, Edwin N III & Jennifer	516	Route 376
32	6457-01-309812	Lown, George W III & Edwin N III	512	Route 376
33	6457-01-313805	Helmsorig, Evan	510	Route 376
34	6457-01-317801	Moody, Scott & Laura	508	Route 376
35	6457-01-316794	Wappingers Fed of Workers	506	Route 376
36	6457-01-318788	Alexis, Nixon & Charles, Eddy	502	Route 376
37	6457-01-336801	Green Castle LLC	10	Rabbolia Place
38	6457-01-355775	Marshall, Garrett	11	Railroad Ave
39	6457-01-352775	Drinks, Robert & Allyson E	9	Railroad Ave
40	6457-01-350773	Weber, Thomas & Dawn	7	Railroad Ave
41	6457-01-346770	Gallagher, Kathleen A	5	Railroad Ave
42	6457-01-339766	Weber, Thomas & Dawn	488	Route 376
43	6457-01-326756	Koehler, David R.	483	Route 376
44	6457-01-315746	RT 376 LLC	477	Route 376
45	6457-01-267699	IRV Broadway LLC	469	Route 376
46	6457-01-287774	IRV Broadway LLC	Fish	Fishkill Rd
47	6457-01-276729	IRV Broadway LLC	Fish	Fishkill Rd
48	6457-01-318766	Good L & Q Realty LLC	497	Route 376
49	6457-01-307777	Wegner, Ronald A.	93	Fishkill Rd
50	6457-01-294776	Logan, Carol	89	Fishkill Rd
51	6457-01-294788	Karamintzas, Thomas & Babio, Marie	509	Route 376
52	6457-01-288795	Staging Hudson Valley LLC	511-513	Route 376
53	6457-01-287802	Deer Run Holding LLC	X	Route 376
54	6457-01-284805	Rivera, Efrain	517	Route 376
55	6457-01-280810	Lown, Edwin N. Jr & Jeanette	519	Route 376
56	6457-01-273815	Medina, Elizabeth M.	523	Route 376
57	6457-01-268822	Redmond, Rose Mary	525	Route 376
58	6457-01-346751	Metro North Comm Railroad Co	22	Railroad Ave

Number on Map	Parcel ID	Owner	Street Number	Street Name
59	6457-01-362734	Hopewell Industrial Properties	9	Oak St
60	6457-01-385722	Creekside Holdings Corp	27	Orchard Place
61	6457-01-401734	Suszczynsk, Peter & Linda	37	Orchard Place
62	6457-01-438735	Cassidy, Peter & Lori	51	Orchard Place
63	6457-01-426725	McHoul Funeral Home Inc	45	Orchard Place
64	6457-01-320688	Tully, Patrick & Elizabeth	457	Route 376
65	6457-01-322689	Smith, Scott Royal (Trustee)	453-455	Route 376
66	6457-01-331679	Karidas, James	451	Route 376
67	6457-01-335671	Miglionico2 LLC	447	Route 376
68	6457-01-344662	Wimmers, John & Kathleen	443	Route 376
69	6457-01-349656	DiGiannantonio, Filiberto & Elaine	439	Route 376
70	6457-01-354649	Seeley, Donald J. III	437	Route 376
71	6457-01-356648	Millbrook Properties LLC	X	Route 376
72	6457-01-359642	Millbrook Properties LLC	X	Route 376
73	6457-01-332698	Pepper Tree Printing Inc	458	Route 376
74	6457-01-335693	Miglionico1 LLC	454-456	Route 376
75	6457-01-339690	Teich Properties LLC	452	Route 376
76	6457-01-343684	DeSousa, Dennis & Gwen	448	Route 376
77	6457-01-348680	Goodchild, Richard & Lucy	446	Route 376
78	6457-01-351690	Citera, Mary Beth	5	Orchard Place
79	6457-01-341699	Glew, Rachael & Ransom Frank	4	Oak St
80	6457-01-344702	Riess, Linda	6	Oak St
81	6457-01-354691	Smith, William & Diana	7	Orchard Place
82	6457-01-355671	Goodchild, Richard & Lucy	440	Route 376
83	6457-01-358668	Sachakov, Moshe	438	Route 376
84	6457-01-362665	Koljenovic, Hakija & Sehada	436	Route 376
85	6457-01-365660	Ianni LLC	434	Route 376
86	6457-01-364673	Morris, Diana	4	Orchard Place
87	6457-01-367677	Conti, Michael & Allison	6	Orchard Place
88	6457-01-371681	Pavan, Joseph R.	8	Orchard Place
89	6457-01-374686	Dylewski, Eric	10	Orchard Place
90	6457-01-384695	Comolli, Renee M. & Joseph G.	14	Orchard Place
91	6457-01-388698	Li, Vincent & Sarah Marie	16	Orchard Place
92	6457-01-392702	Morey, Linda H.	20	Orchard Place
93	6457-01-372658	Leto Realty LLC	871	Route 82
94	6457-01-374662	Leto Realty LLC	871	Main Street
95	6457-01-379667	Ianni LLC	875	Main Street
96	6457-01-383672	Ianni LLC	879	Main Street
97	6457-01-391680	Ianni LLC	881	Main Street
98	6457-01-397684	Hopewell Holdings LLC	883	Main Street

APPENDIX C: BENEFIT UNIT ASSESSMENT

New Number on Map	Parcel ID	Owner	Street Number	Street Name	CURRENT BU	FULL BUILDOUT BU
1	6457-01-187955	Salgado, Denise Trustee & Salgado, Felix Trustee	583	Route 376	1	1
2	6457-01-205940	Szostak, David W. & Toni A.	575	Route 376	1	1
3	6457-01-207918	Cora, Venus & Marrero, Alan	571	Route 376	1	1
4	6457-01-210912	DeSousa, Dennis & Gwen	565	Route 376	1.2	1.2
5	6457-01-213907	Croteau, Betty A.	563	Route 376	1	1
6	6457-01-217901	Rodriguez, Luis A.	561	Route 376	1	1
7	6457-01-222894	Horton, Dolores N.	557	Route 376	1	1
8	6457-01-227885	Rivera, Candelario	553	Route 376	1	1
9	6457-01-232878	Thornton, Terence & Allison	549	Route 376	1	1
10	6457-01-235872	Turner, Kevin & Conklin-Turner, Lauren	547	Route 376	1	1
11	6457-01-240865	Frost, Frederick A	545	Route 376	1	1
12	6457-01-243859	Rabe, Stacey M. & Antalek, William J.	541	Route 376	1	1
13	6457-01-246855	Elezovic, Victor & Vera	539	Route 376	1	1
14	6457-01-250849	Harrod, Jeffrey & Robinson, Jeanne Marie	537	Route 376	1	1
15	6457-01-255843	Williams, Timothy & Melissa	535	Route 376	1	1
16	6457-01-259838	Mallen,Burton H. & Dawn M.	533	Route 376	1	1
17	6457-01-288850	Peterson, Bryan A & Kelly A	528	Route 376	1	1
18	6457-01-265857	Sutrich, Thomas	534	Route 376	1.8	1.8
19	6457-01-247902	Fontaine, Fabiola Zoxie and Junot, Peter	X	Route 376	0	1
20	6457-01-235903	Velez, Alexander & Kimberly A	550	Route 376	1.2	1.2
21	6457-01-244913	Reyes, Adderlyn	556	Route 376	1	1
22	6457-01-235921	Mc Teigue, Joann and Sciarillo, Mary jane etal and Fleming, Linda	560	Route 376	1	1
23	6457-01-229928	Mekeel, Dorothy J LT & Rick RM and Lee, Jean RM	564	Route 376	1	1
24	6457-01-218938	Stewart, Doreen F & Mueler, Joseph	570	Route 376	1.2	1.2
25	6457-01-219946	Sokol, Karl & Lucille & Jon	572	Route 376	1	1
26	6457-01-371939	Whortlekill, Rod	536-542	Route 376	1	1
27	6457-01-431860	Richard Meli	695	Rt 376	1	12
28	6457-01-447844	27 Railroad Ave - CAROL	27	Railroad Ave	1	12
29	6457-01-495820	Richard Meli	945	RT 82	1	12
30	6457-01-293825	Simon Jr, Michael F	518	Route 376	1	1
31	6457-01-300816	Lown, Edwin N III & Jennifer	516	Route 376	1	1
32	6457-01-309812	Lown, George W III & Edwin N III	512	Route 376	1	1
33	6457-01-313805	Helmsorig, Evan	510	Route 376	1	1
34	6457-01-317801	Moody, Scott & Laura	508	Route 376	1	1
35	6457-01-316794	Wappingers Fed of Workers	506	Route 376	1	1
36	6457-01-318788	Alexis, Nixon & Charles, Eddy	502	Route 376	1	1
37	6457-01-336801	Green Castle LLC	10	Rabbolia Place	1.8	1.8
38	6457-01-355775	Marshall, Garrett	11	Railroad Ave	1.2	1.2
39	6457-01-352775	Drinks, Robert & Allyson E	9	Railroad Ave	1	1
40	6457-01-350773	Weber, Thomas & Dawn	7	Railroad Ave	1.2	1.2
41	6457-01-346770	Gallagher, Kathleen A	5	Railroad Ave	1	1
42	6457-01-339766	Weber, Thomas & Dawn	488	Route 376	7.4	7.4
43	6457-01-326756	Koehler, David R.	483	Route 376	1	1
44	6457-01-315746	RT 376 LLC	477	Route 376	1	1
45	6457-01-267699	IRV Broadway LLC	469	Route 376	1	1
46	6457-01-287774	IRV Broadway LLC	Fish	Fishkill Rd	1	1
47	6457-01-276729	IRV Broadway LLC	Fish	Fishkill Rd	1	1
48	6457-01-318766	Good L & Q Realty LLC	497	Route 376	1.2	1.2
49	6457-01-307777	Wegner, Ronald A.	93	Fishkill Rd	1	1
50	6457-01-294776	Logan, Carol	89	Fishkill Rd	1	1
51	6457-01-294788	Karamintzas, Thomas & Babio, Marie	509	Route 376	1	1
52	6457-01-288795	Staging Hudson Valley LLC	511-513	Route 376	1.2	1.2
53	6457-01-287802	Deer Run Holding LLC	X	Route 376	0	1
54	6457-01-284805	Rivera, Efrain	517	Route 376	1	1
55	6457-01-280810	Lown, Edwin N. Jr & Jeanette	519	Route 376	1	1
56	6457-01-273815	Medina, Elizabeth M.	523	Route 376	1	1
57	6457-01-268822	Redmond, Rose Mary	525	Route 376	1	1
58	6457-01-346751	Metro North Comm Railroad Co	22	Railroad Ave	0	0
59	6457-01-362734	Hopewell Industrial Properties	9	Oak St	1	14
60	6457-01-385722	Creekside Holdings Corp	27	Orchard Place	1	1
61	6457-01-401734	Suszczynek, Peter & Linda	37	Orchard Place	1	4
62	6457-01-438735	Cassidy, Peter & Lori	51	Orchard Place	1	4
63	6457-01-426725	McHoul Funeral Home Inc	45	Orchard Place	1	1

New Number on Map	Parcel ID	Owner	Street Number	Street Name	CURRENT BU	FULL BUILDOUT BU
64	6457-01-320688	Tully, Patrick & Elizabeth	457	Route 376	1	1
65	6457-01-322689	Smith, Scott Royal (Trustee)	453-455	Route 376	1.2	1.2
66	6457-01-331679	Karidas, James	451	Route 376	1	1
67	6457-01-335671	Miglionico2 LLC	447	Route 376	3.4	3.4
68	6457-01-344662	Wimmers, John & Kathleen	443	Route 376	1.8	1.8
69	6457-01-349656	DiGiannantonio, Filiberto & Elaine	439	Route 376	1	1
70	6457-01-354649	Seeley, Donald J. III	437	Route 376	1	1
71	6457-01-356648	Millbrook Properties LLC	X	Route 376	1	1
72	6457-01-359642	Millbrook Properties LLC	X	Route 376	1	1
73	6457-01-332698	Pepper Tree Printing Inc	458	Route 376	3.2	4
74	6457-01-335693	Miglionico1 LLC	454-456	Route 376	1.2	1.2
75	6457-01-339690	Teich Properties LLC	452	Route 376	1.8	1.8
76	6457-01-343684	DeSousa, Dennis & Gwen	448	Route 376	1	1
77	6457-01-348680	Goodchild, Richard & Lucy	446	Route 376	2.2	2.2
78	6457-01-351690	Citera, Mary Beth	5	Orchard Place	1	1
79	6457-01-341699	Glew, Rachael & Ransom Frank	4	Oak St	1	1
80	6457-01-344702	Riess, Linda	6	Oak St	1	1
81	6457-01-354691	Smith, William & Diana	7	Orchard Place	1	1
82	6457-01-355671	Goodchild, Richard & Lucy	440	Route 376	0	2
83	6457-01-358668	Sachakov, Moshe	438	Route 376	1	1
84	6457-01-362665	Koljenovic, Hakija & Sehada	436	Route 376	1.6	1.6
85	6457-01-365660	Ianni LLC	434	Route 376	1	1
86	6457-01-364673	Morris, Diana	4	Orchard Place	1	1
87	6457-01-367677	Conti, Michael & Allison	6	Orchard Place	1	1
88	6457-01-371681	Pavan, Joseph R.	8	Orchard Place	1	1
89	6457-01-374686	Dylewski, Eric	10	Orchard Place	1	1
90	6457-01-384695	Comolli, Renee M. & Joseph G.	14	Orchard Place	1	1
91	6457-01-388698	Li, Vincent & Sarah Marie	16	Orchard Place	1	1
92	6457-01-392702	Morey, Linda H.	20	Orchard Place	1	1
93	6457-01-372658	Leto Realty LLC	871	Route 82	2.2	2.2
94	6457-01-374662	Leto Realty LLC	871	Main Street	2.2	2.2
95	6457-01-379667	Ianni LLC	875	Main Street	1.8	1.8
96	6457-01-383672	Ianni LLC	879	Main Street	1.2	1.2
97	6457-01-391680	Ianni LLC	881	Main Street	1.2	1.2
98	6457-01-397684	Hopewell Holdings LLC	883	Main Street	1.2	1.2
					115.6	172.4

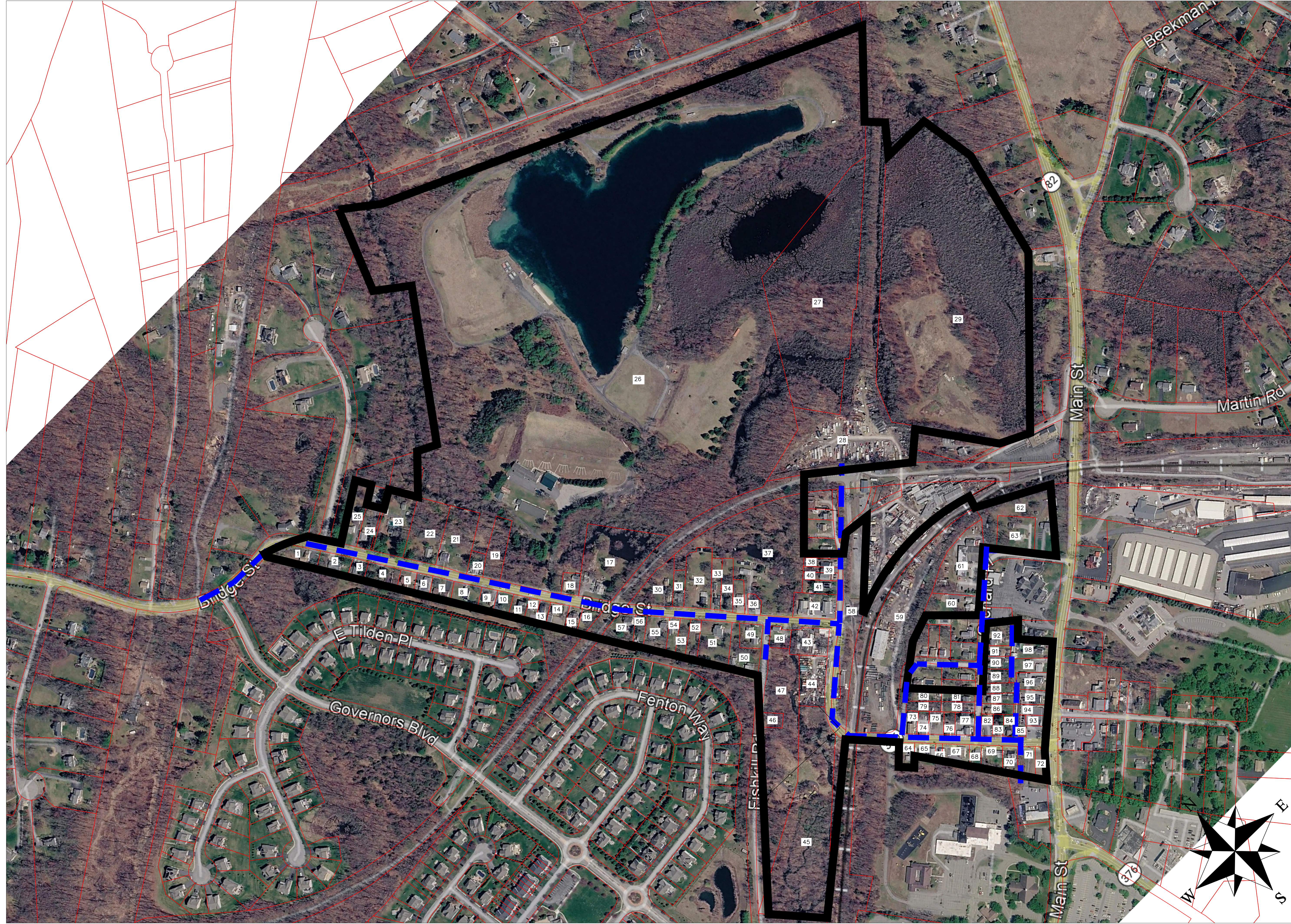
APPENDIX D: WATER SOURCE FEE ASSIGNMENT

New Number on Map	Parcel ID	Owner	Street Number	Street Name	Water Source Fee Included WIA Formation
1	6457-01-187955	Salgado, Denise Trustee & Salgado, Felix Trustee	583	Route 376	\$ 7,500
2	6457-01-205940	Szostak, David W. & Toni A.	575	Route 376	\$ 7,500
3	6457-01-207918	Cora, Venus & Marrero, Alan	571	Route 376	\$ 7,500
4	6457-01-210912	DeSousa, Dennis & Gwen	565	Route 376	\$ 9,000
5	6457-01-213907	Croteau, Betty A.	563	Route 376	\$ 7,500
6	6457-01-217901	Rodriguez, Luis A.	561	Route 376	\$ 7,500
7	6457-01-222894	Horton, Dolores N.	557	Route 376	\$ 7,500
8	6457-01-227885	Rivera, Candelario	553	Route 376	\$ 7,500
9	6457-01-232878	Thornton, Terence & Allison	549	Route 376	\$ 7,500
10	6457-01-235872	Turner, Kevin & Conklin-Turner, Lauren	547	Route 376	\$ 7,500
11	6457-01-240865	Frost, Frederick A	545	Route 376	\$ 7,500
12	6457-01-243859	Rabe, Stacey M. & Antalek, William J.	541	Route 376	\$ 7,500
13	6457-01-246855	Elezovic, Victor & Vera	539	Route 376	\$ 7,500
14	6457-01-250849	Harrod, Jeffrey & Robinson, Jeanne Marie	537	Route 376	\$ 7,500
15	6457-01-255843	Williams, Timothy & Melissa	535	Route 376	\$ 7,500
16	6457-01-259838	Mallen,Burton H. & Dawn M.	533	Route 376	\$ 7,500
17	6457-01-288850	Peterson, Bryan A & Kelly A	528	Route 376	\$ 7,500
18	6457-01-265857	Sutrich, Thomas	534	Route 376	\$ 13,500
19	6457-01-247902	Fontaine, Fabiola Zoxie and Junot, Peter	X	Route 376	\$ -
20	6457-01-235903	Velez, Alexander & Kimberly A	550	Route 376	\$ 9,000
21	6457-01-244913	Reyes, Adderlyn	556	Route 376	\$ 7,500
22	6457-01-235921	Mc Teigue, Joann and Sciarillo, Mary jane etal and Fleming, Linda	560	Route 376	\$ 7,500
23	6457-01-229928	Mekeel, Dorothy J LT & Rick RM and Lee, Jean RM	564	Route 376	\$ 7,500
24	6457-01-218938	Stewart, Doreen F & Mueller, Joseph	570	Route 376	\$ 9,000
25	6457-01-219946	Sokol, Karl & Lucille & Jon	572	Route 376	\$ 7,500
26	6457-01-371939	Whortlekill, Rod	536-542	Route 376	\$ 7,500
27	6457-01-431860	Richard Meli	695	Rt 376	\$ 7,500
28	6457-01-447844	27 Railroad Ave - CAROL	27	Railroad Ave	\$ 7,500
29	6457-01-495820	Richard Meli	945	RT 82	\$ 7,500
30	6457-01-293825	Simon Jr, Michael F	518	Route 376	\$ 7,500
31	6457-01-300816	Lown, Edwin N III & Jennifer	516	Route 376	\$ 7,500
32	6457-01-309812	Lown, George W III & Edwin N III	512	Route 376	\$ 7,500
33	6457-01-313805	Helmsorig, Evan	510	Route 376	\$ 7,500
34	6457-01-317801	Moody, Scott & Laura	508	Route 376	\$ 7,500
35	6457-01-316794	Wappingers Fed of Workers	506	Route 376	\$ 7,500
36	6457-01-318788	Alexis, Nixon & Charles, Eddy	502	Route 376	\$ 7,500
37	6457-01-336801	Green Castle LLC	10	Rabbolia Place	\$ 13,500
38	6457-01-355775	Marshall, Garrett	11	Railroad Ave	\$ 9,000
39	6457-01-352775	Drinks, Robert & Allyson E	9	Railroad Ave	\$ 7,500
40	6457-01-350773	Weber, Thomas & Dawn	7	Railroad Ave	\$ 9,000
41	6457-01-346770	Gallagher, Kathleen A	5	Railroad Ave	\$ 7,500
42	6457-01-339766	Weber, Thomas & Dawn	488	Route 376	\$ 55,500
43	6457-01-326756	Koehler, David R.	483	Route 376	\$ 7,500
44	6457-01-315746	RT 376 LLC	477	Route 376	\$ 7,500
45	6457-01-267699	IRV Broadway LLC	469	Route 376	\$ 7,500
46	6457-01-287774	IRV Broadway LLC	Fish	Fishkill Rd	\$ 7,500
47	6457-01-276729	IRV Broadway LLC	Fish	Fishkill Rd	\$ 7,500
48	6457-01-318766	Good L & Q Realty LLC	497	Route 376	\$ 9,000
49	6457-01-307777	Wegner, Ronald A.	93	Fishkill Rd	\$ 7,500
50	6457-01-294776	Logan, Carol	89	Fishkill Rd	\$ 7,500
51	6457-01-294788	Karamintzas, Thomas & Babio, Marie	509	Route 376	\$ 7,500
52	6457-01-288795	Staging Hudson Valley LLC	511-513	Route 376	\$ 9,000
53	6457-01-287802	Deer Run Holding LLC	X	Route 376	\$ -
54	6457-01-284805	Rivera, Efrain	517	Route 376	\$ 7,500
55	6457-01-280810	Lown, Edwin N. Jr & Jeanette	519	Route 376	\$ 7,500
56	6457-01-273815	Medina, Elizabeth M.	523	Route 376	\$ 7,500
57	6457-01-268822	Redmond, Rose Mary	525	Route 376	\$ 7,500
58	6457-01-346751	Metro North Comm Railroad Co	22	Railroad Ave	\$ -
59	6457-01-362734	Hopewell Industrial Properties	9	Oak St	\$ 7,500

New Number on Map	Parcel ID	Owner	Street Number	Street Name	Water Source Fee Included WIA Formation
60	6457-01-385722	Creekside Holdings Corp	27	Orchard Place	\$ 7,500
61	6457-01-401734	Suszczynsk, Peter & Linda	37	Orchard Place	\$ 7,500
62	6457-01-438735	Cassidy, Peter & Lori	51	Orchard Place	\$ 7,500
63	6457-01-426725	McHoul Funeral Home Inc	45	Orchard Place	\$ 7,500
64	6457-01-320688	Tully, Patrick & Elizabeth	457	Route 376	\$ 7,500
65	6457-01-322689	Smith, Scott Royal (Trustee)	453-455	Route 376	\$ 9,000
66	6457-01-331679	Karidas, James	451	Route 376	\$ 7,500
67	6457-01-335671	Miglionico2 LLC	447	Route 376	\$ 25,500
68	6457-01-344662	Wimmers, John & Kathleen	443	Route 376	\$ 13,500
69	6457-01-349656	DiGiannantonio, Filiberto & Elaine	439	Route 376	\$ 7,500
70	6457-01-354649	Seeley, Donald J. III	437	Route 376	\$ 7,500
71	6457-01-356648	Millbrook Properties LLC	X	Route 376	\$ 7,500
72	6457-01-359642	Millbrook Properties LLC	X	Route 376	\$ 7,500
73	6457-01-332698	Pepper Tree Printing Inc	458	Route 376	\$ 24,000
74	6457-01-335693	Miglionico1 LLC	454-456	Route 376	\$ 9,000
75	6457-01-339690	Teich Properties LLC	452	Route 376	\$ 13,500
76	6457-01-343684	DeSousa, Dennis & Gwen	448	Route 376	\$ 7,500
77	6457-01-348680	Goodchild, Richard & Lucy	446	Route 376	\$ 16,500
78	6457-01-351690	Citera, Mary Beth	5	Orchard Place	\$ 7,500
79	6457-01-341699	Glew, Rachael & Ransom Frank	4	Oak St	\$ 7,500
80	6457-01-344702	Riess, Linda	6	Oak St	\$ 7,500
81	6457-01-354691	Smith, William & Diana	7	Orchard Place	\$ 7,500
82	6457-01-355671	Goodchild, Richard & Lucy	440	Route 376	\$ -
83	6457-01-358668	Sachakov, Moshe	438	Route 376	\$ 7,500
84	6457-01-362665	Koljenovic, Hakija & Sehada	436	Route 376	\$ 12,000
85	6457-01-365660	Ianni LLC	434	Route 376	\$ 7,500
86	6457-01-364673	Morris, Diana	4	Orchard Place	\$ 7,500
87	6457-01-367677	Conti, Michael & Allison	6	Orchard Place	\$ 7,500
88	6457-01-371681	Pavan, Joseph R.	8	Orchard Place	\$ 7,500
89	6457-01-374686	Dylewski, Eric	10	Orchard Place	\$ 7,500
90	6457-01-384695	Comolli, Renee M. & Joseph G.	14	Orchard Place	\$ 7,500
91	6457-01-388698	Li, Vincent & Sarah Marie	16	Orchard Place	\$ 7,500
92	6457-01-392702	Morey, Linda H.	20	Orchard Place	\$ 7,500
93	6457-01-372658	Leto Realty LLC	871	Route 82	\$ 16,500
94	6457-01-374662	Leto Realty LLC	871	Main Street	\$ 16,500
95	6457-01-379667	Ianni LLC	875	Main Street	\$ 13,500
96	6457-01-383672	Ianni LLC	879	Main Street	\$ 9,000
97	6457-01-391680	Ianni LLC	881	Main Street	\$ 9,000
98	6457-01-397684	Hopewell Holdings LLC	883	Main Street	\$ 9,000
					\$ 867,000

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1	6457-01-187955	Salgado, Denise Trustee & Salgado, Felix Trustee	583	Route 376
2	6457-01-205940	Szostak, David W. & Toni A.	575	Route 376
3	6457-01-207918	Cora, Venus & Marrero, Alan	571	Route 376
4	6457-01-210912	DeSousa, Dennis & Gwen	565	Route 376
5	6457-01-213907	Croteau, Betty A.	563	Route 376
6	6457-01-217901	Rodriguez, Luis A.	561	Route 376
7	6457-01-222894	Horton, Dolores N.	557	Route 376
8	6457-01-227885	Rivera, Candelario	553	Route 376
9	6457-01-232878	Thornton, Terence & Allison	549	Route 376
10	6457-01-235872	Turner, Kevin & Conklin-Turner, Lauren	547	Route 376
11	6457-01-240865	Frost, Frederick A	545	Route 376
12	6457-01-243859	Rabe, Stacey M. & Antalek, William J.	541	Route 376
13	6457-01-246855	Elezovic, Victor & Vera	539	Route 376
14	6457-01-250849	Harrod, Jeffrey & Robinson, Jeanne Marie	537	Route 376
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32	6457-01-309812	Lown, George W III & Edwin N III	512	Route 376
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96	6457-01-383672	Ianni LLC	879	Main Street
97	6457-01-391680	Ianni LLC	881	Main Street
98	6457-01-397684	Hopewell Holdings LLC	883	Main Street



DRAWN BY	CHECKED BY
PROJECT NO.	PROJECT DATE

**98 PARCELS REDUCED
HOPEWELL RAILROAD
WATER DISTRICT**

Town of East Fishkill, New York



TOWN OF EAST FISHKILL
Dutchess County
330 Route 376
Hopewell Junction, New York 12533

REVISIONS	NO.	DATE	ISSUE

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At a special meeting of the Town Board of the Town of East Fishkill, Dutchess County, New York, held at the Town Hall, in East Fishkill, New York, in said Town, on the 25th day of June, 2026, at 6:00 o'clock P.M., Prevailing Time.

PRESENT:

NICHOLAS D’ALESSANDRO

Supervisor

THOMAS FRANCO

Councilman

EMANUELE MARINARO

Councilman

MARIANNE FLORES

Councilman

CRAIG ARCO

Councilman

In the Matter
Of

Hopewell Railroad Water Improvement Area
A proposed water improvement in the Town of
East Fishkill, Dutchess County, New York
Pursuant to Article 12-C of the Town Law, to
be known as East Fishkill Route 82 Sewer
Improvement Area:

ORDER CALLING
PUBLIC HEARING

WHEREAS, a plan, report and map has been duly prepared in such manner and in such detail as heretofore has been determined by the Town Board of the Town of East Fishkill, New York (the “Town”), relating to the creation and construction, pursuant to Town Law Article 12-C of water system improvements to be known and identified as the Hopewell Railroad Water Improvement Area Water System Improvement (the “Improvement”), to provide such water

improvement including extensions, to the present Town water improvement, such water system improvement to be constructed and owned by the Town; and

WHEREAS, said plan, report and map have been prepared by George Cronk, P.E., the Deputy Town Engineer, a competent engineer duly licensed by the State of New York and have been filed in the office of the Town Clerk where they are available for public inspection; and

WHEREAS, the proposed Improvement consists of the water improvements set forth below, and in the areas of the Town as set forth below, and as more particularly shown and described in said map, plan and report presently on file in the Office of the Town Clerk:

Construction and installation of water mains, interconnect together with related ancillary controls, service laterals, and other structures.

WHEREAS, the maximum proposed to be expended by the Town for the aforesaid improvement is \$6,000,000. (six million). The proposed method of financing to be employed by said Town consists of expenditure of grants, and borrowings; and

WHEREAS, it is now desired to call a public hearing for the purpose of considering said plan, report and map and the providing of the Improvement, and to hear all persons interested in the subject thereof, all in accordance with the provisions of Town Law Section § 209-q.

NOW, THEREFORE, IT IS HEREBY ORDERED, by the Town Board of the Town of East Fishkill, Dutchess County, New York, as follows:

Section 1. A public hearing will be held at Town Hall, 330 Route 376, Hopewell Junction, New York, on the 23rd day of July 2026 at 6:00 p.m. to consider the aforesaid plan, report and map and the question of providing of the Improvement and to hear all persons interested in the subject thereof and concerning the same and to take such action thereon as is required by law.

Section 2. The Town Clerk is hereby authorized and directed to cause a copy of this order to be published once in the Southern Dutchess News, and also to post a copy thereof on the town signboard maintained by the Town Clerk, not less than ten (10) nor more than twenty (20) days before the day designated for the hearing as aforesaid, all in accordance with the provisions of Town Law § 209-q.

Section 3. This order shall take effect immediately.

The question of the adoption of the foregoing order was upon motion of Councilperson _____, seconded by Councilperson _____, duly put to a vote on a roll call, which resulted as follows:

All present voting aye.

NICHOLAS D’ALESSANDRO VOTING

THOMAS FRANCO VOTING

EMANUELE MARINARO VOTING

MARIANNE FLORES VOTING

CRAIG ARCO VOTING

The order was thereupon declared duly adopted.

RESOLUTION - XXX/2026

**TOWN OF EAST FISHKILL
AWARD FOUR CORNERS WWTP AC REPAIR**

WHEREAS, the Town of East Fishkill oversees the operation and maintenance of the Four Corners Wastewater Treatment Plant; and

WHEREAS, the Town has completed a bid solicitation for the installation of AC for the Pump and Blower Room; and

WHEREAS, the proposed services meet the criteria of a Type II SEQR classification as defined in NYS Law 6 NYCRR Section 617.5 and requires no further action; and

WHEREAS, the Town received three responses and it has been determined that Black Electric, Inc. has provided lowest, qualified bid at \$33,630.00; and

WHEREAS, the Town sufficiently budgeted this repair as part of the 2026 budget for Four Corners Sewer District; and

NOW THEREFORE, IT IS RESOLVED, that the Town Board hereby declares and authorizes Nicholas D'Alessandro, Town Supervisor, be provided the authority to authorize a contract with Black Electric, Inc. in an amount not to exceed \$33,630.00.

**BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**



Town of East Fishkill

Sewer and Water Department

330 Route 376, Hopewell Junction, New York 12533

Telephone 845-223-5114

Engineer's Memo

Subject: Four Corners WWTP AC Repairs
To: Town Board
From: George Cronk, P.E.
Date: May 28, 2026

The Town operates the Four Corners Waste Water Treatment Plant and is need of Air Conditioning Repairs. The AC system is used to keep the pump and blower room ambient temperature at or below 80 degrees Fahrenheit. The room experiences 100+ degree temperatures during the summer months due to the heat created by the pumps and blower motors. The high temperatures cause the motor oil to break down, causing the motors to prematurely fail.

The proposed AC system includes split unit systems. The system is primarily used during the summer months. We sought multiple quotes and received bid responses as shown below.

Figure 1: Consultant and Fee Summary

Consultant	Fee
Black Electric, Inc.	\$ 33,630.00
Redemption Mechanical	\$ 47,200.00 + Electric Service
Ossenkop & Son	Declined

We are respectfully recommending that Black Electric, Inc be selected.

Please note, we have retained the services of Black Electric, Inc for several projects and are satisfied with their quality of workmanship.

RESOLUTION-xxx/2026

(AUTHORIZE PREPARATION OF SWARTOUT SANITARY SEWER MPR)

WHEREAS, the Town has previously authorized the Hopewell Senior Living Facility, located on Rt 82, to be an out of district user to the Hamlet Sewer District; and

WHEREAS, the Town previously created a Water District for a similar area; and

WHEREAS, appropriating operational costs only associated with operating the new pump station through it's own district is a common best practice; and

WHEREAS, this is a Type II SEQR classification for the preparation of a MPR; and

NOW THEREFORE, IT IS RESOLVED, the Town authorizes the Town Engineer to prepare a Map, Plan & Report to be known as the Swartout Sanitary Sewer District;

**BY ORDER OF THE TOWN BOARD
PETER CASSIDY, TOWN CLERK**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**

DRAFT

RESOLUTION-XXX/2026

(RE: AUTHORIZING TOWN STAFF TO APPLY TO THE SMART GROWTH COMMUNITY PLANNING GRANT PROGRAM THROUGH THE 2026 CONSOLIDATED FUNDING APPLICATION FOR PURPOSES OF UPDATING THE TOWN'S COMMUNITY WIDE ZONING REGULATIONS)

WHEREAS, the Town of East Fishkill has completed an update to the Town's 2002 Comprehensive Plan and adopted a new Comprehensive Plan in September 2025 titled "Cultivating Balance"; and

WHEREAS, the Town has incorporated Smart Growth principles into its updated Comprehensive Plan; and

WHEREAS, the Town is seeking to update its community wide zoning regulations to reflect the new Comprehensive Plan and its Smart Growth principles; and

NOW, THEREFORE, BE IT RESOLVED, the East Fishkill Town Board is authorizing Town Staff to prepare a Consolidated Funding Application for the Smart Growth Comprehensive Planning Grant Program in an amount not to exceed \$250,000 with a required 10 percent local match for a project known as the East Fishkill Community Wide Zoning Regulations Update.

**BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**

RESOLUTION-xxx/2026
(HOPEWELL RAILROAD WATER IMPROVEMENT AREA
WIIA GRANT FUNDING APPLICATION)

WHEREAS, the Town of East Fishkill has identified the public benefit of the Hopewell Railroad Water Improvement Area; and

WHEREAS, the Town plans to provide water improvements to interconnect two water districts and serve about 100 parcels with potable water; and

WHEREAS, the Town has the opportunity to apply for grant funds from the NYS Water Infrastructure Improvement Act (WIIA) which may fund up to \$3 million and/or 60% of the project costs; and

WHEREAS, the project cost is estimated at \$5,997,300; and

WHEREAS, the Town is prepared to contribute matching funds through the Clean Water State Revolving Fund Loan Program; and

NOW THEREFORE, IT IS RESOLVED,

1. The Town of East Fishkill is authorized to submit the WIIA grant application.
2. The Supervisor of the Town of East Fishkill is authorized to sign the WIIA grant application and any other documents necessary for the duration of the project.
3. The Town of East Fishkill agrees to provide the matching funds required for the WIIA projects through the Drinking Water State Revolving Fund.

BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK

DATED: JUNE 25, 2026

VOTING

VOTE

Councilman Arco

Councilman Flores

Councilman Franco

Councilman Marinaro

Supervisor D'Alessandro

DRAFT

**RESOLUTION-xxx/2026
(HAMLET WWTP WIIA GRANT FUNDING APPLICATION)**

WHEREAS, the Town of East Fishkill has established the public benefit of the Hopewell Hamlet WWTP Upgrade Project; and

WHEREAS, the Town plans to upgrade the WWTP to improve reliability, protect public health and increase treatment capacity; and

WHEREAS, the Town has the opportunity to apply for grant funds from the NYS Water Infrastructure Improvement Act (WIIA) which may fund up to \$5 million and/or 40% of the project costs; and

WHEREAS, the project cost is estimated at \$6,725,000; and

WHEREAS, the Town is prepared to contribute matching funds through the Clean Water State Revolving Fund Loan Program; and

NOW THEREFORE, IT IS RESOLVED,

1. The Town of East Fishkill is authorized to submit the WIIA grant application.
2. The Supervisor of the Town of East Fishkill is authorized to sign the WIIA grant application and any other documents necessary for the duration of the project.
3. The Town of East Fishkill agrees to provide the matching funds required for the WIIA projects through the Clean Water State Revolving Fund.

**BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK**

DATED: JUNE 25, 2026

VOTING

VOTE

Councilman Arco

Councilman Flores

Councilman Franco

Councilman Marinaro

Supervisor D'Alessandro

DRAFT

RESOLUTION-XXX/2026

(APPOINTING FULL-TIME TYPISTS (HELP))

WHEREAS, the Town has identified a need for additional clerical support in multiple departments; and

WHEREAS, Danielle Zanfardino & Caitlin Mandile have been interviewed and recommended to the Town Board to be hired as full-time Typists (HELP); and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby authorize the hiring of Danielle Zanfardino & Caitlin Mandile as full-time Typists (HELP), subject to all applicable Civil Service requirements; and

BE IT FURTHER RESOLVED, that compensation and benefits for the above-named individuals shall be in accordance with the current CSEA contract.

**BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**

RESOLUTION-xxx/2026

(AUTHORIZE CHANGE ORDER FOR CANNON WELL FIELD)

WHEREAS, the Town continues to develop Cannon Well #5 in order to add additional flow capacity from the Hamlet Water District; and

WHEREAS, the well development will require additional professional services from WSP to complete the design needed to connect Well #5 to the Town's existing water system; and

WHEREAS, WSP has previously supported the Well #5 drilling, development, and treatment needed for the use of the well that will replace capacity from Well #2; and

WHEREAS, this is a Type II SEQR classification for the preparation of a design; and

NOW THEREFORE, IT IS RESOLVED, on behalf of the Enterprise Fund, the Town allocates the \$109,000.00 for the additional professional engineering services; and

NOW THEREFORE, IT IS RESOLVED, that the Town Board hereby declares and authorizes Town Supervisor, Nicholas D'Alessandro, be provided the authority to authorize a Change Order with WSP USA, Inc. for an amount not to exceed \$109,000.00.

**BY ORDER OF THE TOWN BOARD
PETER CASSIDY, TOWN CLERK**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**



Town of East Fishkill

Sewer and Water Department

330 Route 376, Hopewell Junction, New York 12533

Telephone 845-223-5114

Engineer's Memo

Subject: Cannon Well #5
To: East Fishkill Town Board
From: George Cronk, P.E.
Date: June 16, 2026

The Town has been working to construct, develop, permit, and connect Cannon Well #5 into the Cannon Well Field supply system. The Cannon Wells provide the majority of the drinking water for Hamlet and Hopewell North Water Districts. The Cannon Wells are also the secondary supply for Hopewell Glen, Fishkill Plains, Brettview, Hopewell West, and Revere Park water districts.

We have been pursuing Well #5 since 2022 when the Cannon Well Field experienced a geological shift in Well #2, reducing daily production by about 50% (288,000 GPD). Well #5 will be able to provide the capacity reduction (288,000 GPD), as well as an extra 100 GPM (144,000 GPD).

This phase of the contract will finalize permitting with NYSDEC as well as provide a complete set of plans to be approved by the Health Department so the Town is in a position to bid the project for construction. Included is a copy of the proposal of services in the amount of \$109,000.



May 15, 2026

Mr. George Cronk, P.E.
Assistant Town Engineer
Town of East Fishkill
Engineering Department
330 Route 376
Hopewell Junction, NY 12533

Via Electronic Transmission

RE: Cannon Wells Treatment Upgrades Amendment 1

Dear Mr. Cronk:

WSP USA Inc. (WSP) is pleased to provide the Town of East Fishkill (Town) with this proposal for professional engineering services related to the connection of the new Cannon Well 5 to the existing Cannon Well Field and upgrades to the Hamlet Treatment plant to support the additional flow from the new well. This proposal is an amendment to the previous WSP proposal submitted on June 18, 2025. WSP provided the Cannon Wells Treatment Upgrades letter March 18, 2026, which recommended the upgrades included in this amendment. With the addition of Well 5 to Well 1 and Well 2 at the Cannon Well Field, the Hamlet treatment capacity is expected to expand from a maximum flow of 435 gpm (allowing either Well 1 or Well 2 to operate) to at least 800 gpm (sufficient to treat any two of the three wells simultaneously).

SCOPE OF WORK

The proposed design will add two cartridge filters within the existing Hamlet Treatment building and increase pipework sizing to enable up to 800 gpm to be treated. The concept design included review of the existing pipe sizes, the greensand backwash tank and pumps, and the chlorination systems. Under the current amendment, WSP will be performing preliminary design of these components to verify 800 gpm target flow can be reached with proposed upgrades.

Sampling of Well 5 has shown turbidity up to 100+ NTU. However, further sampling showed that turbidity levels can drop below 1 NTU after flushing and are expected to drop further with continued use. The existing greensand filter and cartridge filter systems cannot reliably operate with influent turbidity exceeding 1 NTU. To minimize backwashing or frequent cartridge replacement, turbidity sensors will be installed at the metering vault. Flushing water and high turbidity water will be routed to a flushing discharge location, near the Cannon Well Field.

WSP proposes the following scope of work for the Cannon Wells Treatment Upgrades project:

Task 1.0 – Design Phase Services

1.1 Prepare the design for Cannon Well 5 connection, metering vault updates, flushing water discharge, and expansion of Hamlet treatment system, as follows:

1. Wellhead design, well pump sizing, and design of piping from Well 5 to existing metering vault. Evaluate additional friction losses in the 10-inch main to the water treatment building associated with increased flow for Wells 1 and 2 pumps when sizing the Well 5 pump.
2. Design of piping in existing metering vault to allow for a future fourth raw water connection.
3. Installation of three turbidity meters within metering vault for Well 1, Well 2 and Well 5.
4. Review area near Cannon Well 5 and metering vault to identify location of flushing water discharge. Design of rock apron for flushing location.

WSP USA Inc.
6 Research Drive, Suite 260
Shelton, CT 06484

Phone: +1 (203) 929-8555
Fax: +1 (203) 926-9140
wsp.com



5. Piping from metering vault to proposed flushing water discharge.
 6. Addition of two cartridge filters (train 3) to existing Hamlet treatment system and confirm suitable placement for filters.
 7. Verify that the existing backwash tank, backwash pumps, recycling pumps, chlorine equipment and pipe sizing within the treatment plant remain suitable to handle the increased flow. Based on the concept design, it is assumed that only pipe sizing and chlorine equipment will need to be upgraded as part of the design.
 8. Control descriptions and set points and a control logic diagram will be provided addressing applicable turbidity limits and interlocks, well and equipment flowrates, and other operational details for the proposed upgrades, to be included in the Engineer's Report. A control wiring diagram will be provided. One call with the Town's controls contractor has been allowed for to review the control scheme.
 9. Electrical design to connect the new Cannon Well 5 pump and associated VFD, to existing electrical and controls infrastructure. Conduit and conductor sizes, runs, and equipment locations will be shown on two drawings (wiring layout and electrical line diagram). WSP assumes that all relevant plans and specifications for existing equipment will be provided. We assume that no electrical transmission upgrades are required and the existing fiber optic control cable from the well field to the treatment building does not require upgrading.
 10. Evaluate the capacity of the existing generator.
- 1.2 One site visit to the Cannon Wellfield and Hamlet Treatment building.
 - 1.3 Submit one PDF copy of the 60% design (plans and OPC) to the Town for review. The 60% design documents will consist of plans, an outline, and an Opinion of Probable Cost for the work (OPC). Plans will be prepared using AutoCAD. Note that a design report and specifications have not been included as part of the 60% design documents. Conduct one virtual meeting with the Town to review the 60% design documents.
 - 1.4 The 90% design documents will consist of an Engineer's Report, plans, detailed technical specifications, and an updated OPC. The 90% design documents will incorporate changes to address Town comments on the 60% design documents as appropriate. Prepare and submit one PDF copy and up to three (3) original copies of the 90% design documents to the Town. Conduct one virtual meeting with the Town to review the 90% design documents.
 - 1.5 Update the 90% design documents based on comments from the Town. Submit to the Dutchess County Department of Health (DCDOH), and the New York State Department of Health (NYSDOH) for review.
 - 1.6 Address one round of comments from DCDOH and NYSDOH and submit comment responses and revised 100% design documents to DCDOH and NYSDOH. It is assumed that 24 hours are needed to respond to DCDOH and NYSDOH comments.

Task 2.0 – Bidding Services

- 2.1 It is anticipated that the construction work will be procured under two separate contracts: general construction contract and electrical contract.
- 2.2 Draft and submit to Town for review, approval, and publication, one (1) public bid advertisement per contract. It is assumed that Town will pay for advertisement publication costs.
- 2.3 Prepare up to five sets of bid documents for distribution by the Town to prospective bidders for each contract. Bid documents will be subject to review and approval by the Town's attorney prior to distribution.
- 2.4 Distribute bidding documents and maintain records of bidders for addenda distribution.



- 2.5 Issue additional information to bidders as required during the bidding period, which addresses bidders' questions through issuance of addenda to the bid documents. Our scope includes issuance of up to two addenda per contract.
- 2.6 Conduct one (1) pre-bid meeting on site with interested bidders per contract.
- 2.7 Attend bid opening and tabulate bids for the construction contracts.
- 2.8 Review bid results and check references for the two lowest qualified bidders per contract.
- 2.9 Prepare and submit letters to Town documenting the bid results and reference review, including our recommendation for award of each contract.

ESTIMATED COSTS & SCHEDULE

Estimated fees for the above scope of services are as follows:

1.0	Design Phase Services	\$ 89,000
2.0	Bidding Services	\$ 20,000
	Total	\$109,000

The total estimated WSP cost for the scope of work described above is \$109,000. WSP will invoice monthly on a time-and-materials basis for actual costs incurred, not to exceed the total estimated cost without additional approval.

WSP is prepared to initiate work within one week of your notice to proceed. It is anticipated that the Task 1 90% design can be completed within 12 weeks after your authorization to proceed.

ASSUMPTIONS AND EXCLUSIONS

The scope of services assumes the following:

- East Fishkill will provide as-built drawings of the existing facilities and operation and maintenance manuals for all existing equipment.
- The proposed new VFD will be located on existing support structures and there is adequate space for the installation.
- Well 1 and Well 2 pumps are suitable and do not require replacement.
- Allowance for Well 5 and future raw water piping connections in existing metering vault, and existing Well 1 and Well 2 piping will not need to be moved or modified.

The scope of services does not include:

- Civil engineering, structural engineering, architectural, and instrumentation and control services.
- Generator replacement design/selection, if needed.
- Permitting services.
- Design of upgraded backwash tank, backwash pumps, recycling pumps or chlorine equipment which were identified as not needing upgrading in the concept design.
- Construction phase services.



Please note that the DCDOH require certification by a professional engineer, that the water supply and treatment system improvements were constructed in accordance with approved plans, in order to approve the facilities for use. In order for WSP to provide the certification, WSP would need to be onsite to observe the work being done on a full-time basis during the installation of any below grade work, and on a part-time basis for above-grade work. Construction phase services, if required, would be provided through a future amendment to this scope of services.

TERMS AND CONDITIONS

WSP's standard terms are included as Enclosure A. Additional work beyond the scope described above will not be completed unless previously authorized, and such work would be charged according to our Professional Services Agreement. As is our policy, WSP only charges for the time and expenses that are incurred in the course of completing the scope of work. Any services beyond those specified will be billed in accordance with our standard fees, but only after approval by the Town. WSP can begin work on these tasks upon your written authorization.

If you have any questions or would like to discuss this proposal, please do not hesitate to contact either of the undersigned at your earliest convenience. We look forward to working with you on this project.

Kind regards,

WSP USA Inc.

George Beveridge
Assistant Vice President

Affirmed by

Ceren Aralp
East Water and Wastewater Lead, PE, LEED-AP

GB:eah
Enclosures
H:\PROPOSAL\2026\WSP Proposal_Cannon Wells Amendment 1.docx

The contents of this proposal have been reviewed, and the designee below authorizes WSP USA Inc. to initiate work on the proposed scope of work, in accordance with the project budget and schedule proposed herein. The terms and conditions described herein shall apply to all work performed on this project.

Accepted and agreed to by:

Signature: _____ Printed Name: _____

Date: _____ Title: _____



ENCLOSURE A

STANDARD TERMS AND CONDITIONS



STANDARD TERMS AND CONDITIONS

The following “Standard Terms and Conditions” shall apply to all of “the Services” carried out by WSP USA Inc. (“WSP”), on behalf of the Town of East Fishkill “the Client” as of April 28, 2026. They shall constitute the sole contract between the Company and the Client until such time that they are replaced by a written, agreed, signed, and subsequent “Master Services Agreement”.

1) DEFINITIONS

- a) “The Services” shall mean the scope of services, duties, and activities provided by the Company to the Client as defined in the attached proposal.
- b) The “Agreement” refers to these Standard Terms and Conditions subject to this document.

2) AGREEMENT

The Agreement is between the Client and the Company.

- a) The Client hereby confirms that it is entering into this Agreement wholly on its own behalf and not on behalf of or for the benefit of any other party, and agrees that in the event of any claim for breach of contract arising out of or in connection with this Agreement it shall be entitled to recover from the Company only the losses, if any, it has itself suffered.
- b) The Company shall in the performance of the Services (as defined in the proposal letter) exercise and will continue to exercise the reasonable skill, care, and diligence to be expected of a properly qualified and competent consultant experienced in the provision of such services as in effect at the time and location where the Services are performed. **NO OTHER REPRESENTATIONS TO CLIENT EXPRESS OR IMPLIED, AND NO WARRANTY OR GUARANTEE IS INCLUDED OR INTENDED IN THIS AGREEMENT OR ANY REPORT, OPINION DOCUMENT OR OTHERWISE.**
- c) The Company shall not be required to sign any documents, no matter by whom requested, that would result in the Company having to certify, guarantee or warrant the existence of conditions whose existence the Company cannot ascertain. The Client also agrees not to make resolution of any dispute with the Company or payment of any amount due to the Company in any way contingent upon the Company’s signing any such certification.
- d) The Services shall be provided by the Company for the sole benefit and use of the Client unless otherwise agreed in writing by the parties. Unless otherwise agreed in writing by the parties, no person other than the Client may rely on any report or other communication made in writing or otherwise by the Company in relation to the Services.
- e) The Company has no responsibility for hazardous or toxic substances or other waste materials found or identified as part of the services and the Company shall have no responsibility for the removal, treatment, storage, transport or disposal of these materials unless specifically agreed in writing with the Client. In any event, the Company shall utilize only the licensed or permitted treatment, storage, or disposal facility or facilities designated by Client.
- f) The information contained in the proposal is provided in confidence and regarded as commercially sensitive and confidential; in particular, rates, fees, personal information and other information deemed by the Company to be commercially sensitive should not be released by the Client to any other party without the Company’s prior written consent.
- g) The Client acknowledges and agrees that the Services may be performed in whole or in part by subcontractors selected by the Company in its reasonable discretion. The Company will name Client as a third party beneficiary of all subcontracts entered into the performance of work under this Agreement unless the Client authorizes otherwise in writing.
- h) Client agrees that the Company is not responsible for damages arising directly or indirectly from any delays for failure of performance by Client or Client's contractors or consultants or discovery of any previously undisclosed hazardous

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substances or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by the Company to perform its services in an orderly and efficient manner, the Company shall be entitled to a reasonable adjustment in schedule and compensation.

3) COMPENSATION

- a) **Compensation.** In consideration of the performance of the Services, the Client shall pay to the Company the fees stated in the proposal.
- b) **Additional Services.** If the Company is required by the Client to provide additional services outside the scope and nature of the Services set out in the proposal letter, the Client shall make payment according to the hourly rates and sums set out in the proposal letter.
- c) **Termination.** In the event that the Client requests the Services to be aborted, the Client shall pay to the Company the fees commensurate with the work completed by the Company. For the avoidance of doubt, the fees will include the preparation of reports or other deliverable items actually carried out whether or not the Client requires them to be issued.
- d) **Currency.** All monies due to the Company shall be paid in US \$ (dollars) unless specifically detailed otherwise.
- e) **Invoices.** Payment is due on the date of each invoice rendered and accounts must be settled in full within 30 days of the date of the invoice. Invoices past due more than 10 days will be assessed at an interest rate based on one percent (1%) per month or the highest applicable rate permitted by law, whichever is less. Notice of any dispute concerning an invoice must be provided in writing within 14 days of receipt of the invoice or the invoice is deemed to be correct and the full sum according to the invoice is due to the Company.

4) ACCESS TO INFORMATION

Before the commencement of Services and continuing thereafter, the Client shall immediately notify the Company of any known potential or possible health or safety hazards existing on or near the project site on which Services are to be, or are being, performed by Company or its subcontractors, with particular reference to hazardous substances or conditions. The Client shall provide the Company with all relevant data and information in its possession relating to the site history, to the project, and to the environmental, geologic, and geotechnical surface and subsurface conditions of the site and surrounding areas. Furthermore, promptly on request by the Company, Client shall provide Company and its subcontractors with all information, requirements, reports, data, surveys, and instructions, and access to all premises within the Client's control that Company may reasonably request to perform the Services. The Company may use such information, requirements, reports, data, surveys, and instructions in performing its Services and is entitled to rely upon the accuracy and completeness thereof. The Company shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by Client and/or Client's consultants and contractors.

5) LIMITATION OF LIABILITY

Client agrees that to the fullest extent permitted by law, the Company's total liability to client and third parties for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to this agreement from any cause or causes, including but not limited to the Company's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty, shall not exceed and shall be limited to the lesser of total compensation paid to and retained by the Company for services pursuant to this agreement or the amount of the Company's insurance provided pursuant to this Agreement. The Company shall not be liable for any for lost revenues, lost profits, incidental, indirect, consequential, special or punitive damages incurred by the Client.

The Company's liability for any claims shall be further limited to such sum as it would be just and equitable for the Company to pay having regard to the extent of the Company's responsibility for the loss or damage suffered as a result of each claim or series of claims in question ("the loss and damage") and on the assumption that:

- a) all other Consultants and all Contractors shall have provided contractual undertakings on terms no less onerous than those applying to the Company in respect of the carrying out of their obligations, and



- b) there are no exclusions of or limitations of liability nor joint insurance or co-insurance provisions between the Client and any other party referred to in this clause and any other party who is responsible to any extent for the loss and damage is contractually liable to the Client for the loss and damage, and
- c) all other Consultants and all Contractors have paid, or agreed to pay, to the Client such proportion of the loss and damage which it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.

Client hereby acknowledges, understands and agrees that: (1) there are risks inherent to environmental investigation, analysis, management, and remediation, many of which cannot be ascertained or anticipated prior to or during the course of the Services; for example, site investigation activities may spread contaminants through geologic formations despite the use of accepted professional standards; (2) due to the inherently limited nature and amount of data resulting from environmental investigation methods, complete analysis of conditions is not always possible, and, therefore, conditions frequently vary from those anticipated earlier; for example, borings in one location may miss contaminants only a few feet away; and (3) technology, methods, accepted professional standards as well as law and policy, are undefined and/or constantly changing and evolving. In light of all of the foregoing and the Company's lack of responsibility for creating the conditions requiring the Services, as a material inducement to and consideration for the Company's agreement to perform the Services on the terms and at the price stated herein CLIENT SPECIFICALLY AGREES THAT THE COMPANY'S LIABILITY SHALL BE STRICTLY LIMITED AS AND TO THOSE CAUSES AND AMOUNTS PROVIDED ABOVE.

6) DISPUTE RESOLUTION

Any controversy or claim arising out of or relating to this Agreement or the provision of the Services shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

7) OWNERSHIP

All intellectual property rights and copyright associated with the Company's services shall remain vested in and the property of the Company. A specific license for use may be granted by the Company. Any such license will be strictly limited to issues associated with the Services. The Company will not accept any liability whatsoever for any use of the materials to which the license is granted for any purpose other than the original intent. In the event that the Client is in default of payment of monies due to the Company, such license is agreed by the parties to be immediately withdrawn and revoked. All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Company as instruments of service shall remain the property of the Company. The Company shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

8) CLIENT'S DUTIES

- a) The Client shall procure access for the Company to the property or properties in respect of which the Services are to be performed.
- b) The Client shall supply to the Company without charge and within reasonable time all necessary and relevant data and information in the possession of the Client or known to him and shall give such assistance as shall reasonably be required by the Company in the performance of the Services.
- c) Where relevant to the Services, the Client shall give the Company adequate notice of any danger or hazard which might cause death or injury to their employees and of which the Client ought reasonably to be aware.
- d) Where relevant to the Services, the Client shall provide to the Company, prior to any intrusive investigations, full details concerning the presence and location of any underground or otherwise located services. If such details are unavailable, the Company will take reasonable precautions to identify such services including the use of specialist equipment. The Client agrees to reimburse the Company for the reasonable cost of any such precautions. Where no or insufficient information has been provided or is available, the Client agrees to indemnify the Company against any and all resulting losses or costs.



9) BUDGETARY ESTIMATIONS

Unless specifically stated to the contrary, any budgetary opinion or estimate offered by the Company, exclusive of written proposals signed by authorized representatives of the Company, is to be regarded by the Client as broad guidance only. The Company is not liable for any deviation from such budgetary opinions or estimates whatsoever.

10) NO THIRD PARTY RIGHTS

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Company. Any report issued by the Company is solely for the benefit of the Client for the purposes set out in the report and should not be relied on by third parties or for any other purpose without the express written consent of the Company. The Company shall have no liability whatsoever to a person who is not a party to the Agreement, unless otherwise agreed in writing.

If requested by the Client, the Company will consider the provision of reliance letters to third parties in a form to be agreed by the Company. In relation to property transactions the provision of such agreements will normally be limited to a lender, a first purchaser and a first tenant, and will be provided on no more than two occasions. Additional fees may be payable for the provision of this service.

11) REPORTING OBLIGATIONS

In states where there is a legal obligation for a licensed professional (employed by the Company) or the Company to report an observed release of a hazardous material or petroleum product to the environment, an imminent threat to human health or the environment, or other incident (as defined by applicable law) to a regulatory agency, the Company shall first notify the Client and its Counsel regarding the nature and timing of the required notification, but in any case will comply with the applicable legal requirements with regard to reporting.

12) SEVERABILITY

If any term or condition of this Agreement is for any reason held to be illegal, invalid, ineffective, inoperable, or otherwise enforceable by law, it shall be severed and deemed to be deleted from this Agreement and the validity and enforceability of the remainder of this Agreement shall not be affected or impaired thereby.

13) PERSONAL LIABILITY

Notwithstanding anything to the contrary contained in any other provision of this Agreement, the Company's partners, members, agents, directors, officers and/or employees shall have no personal liability whatsoever arising out of or in connection with this Agreement or the performance of the Services hereunder.

14) HEADINGS

The headings or captions within this Agreement shall be deemed set forth in the manner presented for the purposes of reference only and shall not control or otherwise affect the information set forth therein or interpretation thereof.

15) MODIFICATION

This Agreement may be modified or amended only by a written instrument signed by an authorized agent of each party.



16) AUTHORITY

Each individual and entity executing this Agreement hereby represents that he, she or it has the capacity set forth on the signature page hereof with full power and authority to bind the party on whose behalf he, she, or it is executing this Agreement to the terms and provisions hereof, and that such entity has authorized the execution of this Agreement as necessary to bind such entity to the terms and provisions hereof.

17) GOVERNING LAW

This Agreement shall be deemed to be a contract made under the laws of the state of New York, and for all purposes shall be construed in accordance with the laws thereof.

18) BUSINESS INTEGRITY

The Company values innovation, unity and trust. We are passionate about our work and care about how we conduct ourselves with all individuals and corporations we interact with. Simply put, this is how we get things done. Our Company's reputation depends on our ability to achieve our core values and to conduct our business ethically. To be clear, we do not, and will not, compromise on compliance with the law or on our business-conduct standards. We simply will not tolerate unethical behavior.

As your professional services provider, we undertake to follow your business integrity rules. This being said, we also invite you to review our Code of Conduct and underlying policies. These guidelines are the Company's standard for maintaining a legally-compliant and ethical workplace. They are available through our website at: <https://www.wsp.com/en-US/who-we-are/corporate-responsibility/ethics-integrity>. If you have any questions about our guidelines, please contact one of the local representatives identified on our website.

For situations which pertain to irregularities inconsistent with our guidelines, please report to our independent whistleblowing provider, Expolink. This service is available 24 hours a day, 7 days a week. Information as to numbers and e-mail where to contact the service provider can be found at: <https://www.wsp.com/en-GL/who-we-are/corporate-responsibility/ethics-integrity/#business-conduct-hotline>. All calls and e-mails are confidential and you can remain anonymous, should you request.

19) ACCEPTANCE OF AGREEMENT

If upon submission of this Agreement to the Client, the Client fails to return a signed copy to the Company and knowingly allows the Company to proceed with the Services, such Services shall be deemed performed pursuant to the Agreement and these Terms and Conditions shall be binding the same as if the Agreement were fully executed.

By receipt and in the absence of a written declaration to the contrary, these initial "Standard Terms and Conditions" are accepted by the Client and deemed to constitute a contract between the Client and the Company for the delivery of the Services and shall be binding the same as if the Agreement were fully executed.



ENCLOSURE B

FEE SCHEDULE



2026 BILLING RATES FOR CONSULTING SERVICES

Vice President/Senior Vice President – Hydrogeologist/Engineer	\$225 - \$330/hour
Assistant Vice President – Hydrogeologist/Engineer	\$210 - \$235/hour
Lead Engineer/Hydrogeologist/Geologist	\$155 - \$200/hour
Senior Engineer/Hydrogeologist/Geologist	\$135 - \$200/hour
Project Engineer/Hydrogeologist/Environmental Scientist	\$120 - \$191/hour
Associate Engineer/Hydrogeologist/Geologist	\$100 - \$135/hour
Assistant Engineer/Hydrogeologist/Environmental Scientist	\$95 - \$125/hour
Technical Specialists	\$125/hour
Drafting	\$116 - \$160/hour
Senior Administrator	\$133/hour

RESOLUTION-xxx/2026

(HIRING SEASONAL LABORER)

WHEREAS, there is a need for additional seasonal help in the Water & Sewer department; and

WHEREAS, Derek Schukal have been interviewed and recommended to the Town Board to be hired as a Seasonal Laborer; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does hereby authorize the hiring of Derek Schukal as a Seasonal Laborer in the Water & Sewer department; and

SEASONAL LABORERS

2026

Step 1	17.50
Step 2	18.00
Step 3	18.50
Step 4	19.00
Step 5	19.50

BE IT FURTHER RESOLVED, that the above-mentioned seasonal laborer shall be paid in accordance with the attached 2026 pay-scale and that upon completion of their seasonal tasks, shall be removed from payroll.

**BY ORDER OF THE TOWN BOARD
PETER J. CASSIDY, TOWN CLERK**

**DATED: JUNE 25, 2026
EAST FISHKILL, NY**