

Public Hearing on Formation of the West Town Water District

Meeting Minutes

May 6, 2026, 7:00 PM

132 Main Street, Leicester, NY 14481, US

1. Call to Order/Roll Call

The meeting was called to order at 7:00 PM at 132 Main Street, Leicester, NY 14481. Councilmember Matthew Durbin led the assembly in the Pledge of Allegiance.

b. Board Members Present/Excused

Present: Three (3) Board Members Supervisor White, Deputy Supervisor/Councilmember Jason Yasso, and Councilmember Matthew Durbin present. Excused: Two (2) Board Members, Councilmember Karen Roffe, and Councilmember Gerald Hull.

Note: Councilmember Karen Roffe arrived late during the public hearing.

c. Others Present

Town Attorney James Campbell; Leicester County Water & Sewer Authority (LCWSA) Representative Jason Molino; CPL Engineer Eric Weis

d. Public Present

Dennis Prevost, Heidi Newcomb, Joe Newcomb, Jo Barratt, Gary Moore, Don Giammaiva, Emily Van Arnsdale, George McCausland and one other whose name was unrecognizable

2. Open Public Hearing on Proposed Formation of the West Town Water District

The Town Supervisor Richard White formally opened the Public Hearing, noting that the Board had previously received petitions for the formation of the proposed West Town Water District and had passed a resolution ordering a public hearing. The hearing was duly noticed and published in the newspaper. Town Attorney James Campbell confirmed that the legal requirements for notice had been satisfied. Town Supervisor White explained that the purpose of the hearing was to receive public comment on the formation of the district, to be known going forward as the West Town Water District.

3. Open Floor to Discussion on Proposed District

Perry Road and District Phasing

Town Resident Heidi Newcomb raised a question regarding the absence of Perry Road from the documents under immediate discussion. LCWSA Representative Jason Molino and CPL Engineer Eric Weis clarified that the project is structured in two phases. Perry Road is included in the district description and will be addressed as part of Phase 2, while the current documents pertain specifically to Phase 1. A district map was made available for public review at the meeting.

Public Comment — Gary Moore

Gary Moore, a property owner within the proposed district area, stated that he is in favor of the district formation but offered several observations and suggestions regarding Phase 2 design and long-term system expansion.

Mr. Moore noted that approximately one mile of pipe in Phase 2 would be routed cross-lots over property he owns and stated he would have no objection to granting an easement. He further suggested that a pump station located at the corner near the pond on Dunkley Road could serve as a future pressure boost point, potentially extending water service to Bryan Road, Bush Road, Coverdale, Cone Road, Covington, the racetrack area, and Peoria Road in later phases. LCWSA Representative Jason Molino acknowledged the suggestion, noting that while the pump station on the roadway itself was a possibility, the hydraulic endpoint had not yet been determined for that configuration.

Mr. Moore also raised the existing pump infrastructure at the Cuylerville tank, asking whether those pumps were still in service. CPL Engineer Eric Weis confirmed that the existing pumps at the Cuylerville tank are not in use, as water from that direction currently comes from York. Mr. Moore observed that once a new tank is constructed, those pumps would presumably be declared surplus.

Mr. Moore then raised a question regarding the proposed route along Jones Bridge Road and Route 36, specifically asking whether it might be preferable to run the line directly up Jones Bridge Road, under the existing railroad crossing, to the Pine Tavern tank, and then out to Gibsonville Road and back down Perry Road, rather than the current alignment. LCWSA Representative Jason Molino indicated this routing could be examined but noted it would be part of the regional project design phase, and that the design team is already in communication with the New York State Department of Transportation (DOT) regarding a proposed 2028 roundabout at the Perry Road and Route 36 intersection, which could affect alignment decisions. He confirmed that the DOT had been made aware of the project and that coordination is part of the preliminary design process.

Crapsey Road — District Boundary Clarification

Town Resident Emily Van Arsdale asked whether properties on Crapsey Road would be included in the district and subject to the same cost structure. LCWSA Representative Jason Molino clarified that Crapsey Road is not part of this district; it would be addressed under the regional project. He noted there are only two or three residences on Crapsey Road. The firehouse building located along that route would be connected directly outside the district project scope, handled separately with the town.

System Alignment — Dunkley Road

CPL Engineer Eric Weis sought clarification on the route across open field shown on the district map — specifically the blue segment crossing away from a road on Dunkley Road. LCWSA Representative Jason Molino confirmed that the main line would connect to Dunkley Road at Route 28 and run past several properties that already have water service. Because those properties are existing customers, it was noted it would not be equitable to assign them additional debt service charges. However, the water main will be run past their properties. One property owner present, identified as Don, confirmed he understood the arrangement. The route from Route 28 would continue to Dunkley Road and then over to Bryan Road.

The discussion returned briefly to Gary Moore's pump station suggestion, with CPL Engineer Eric Weis explaining that the reason the main does not currently extend all the way to Bryant Road is hydraulic — the existing reservoir elevation does not provide adequate pressure to reach that point. The cross-lot run over Mr. Moore's property remains necessary because it feeds two additional roads beyond that point.

District Formation Process and Grant Timing

Town Resident Heidi Newcomb asked whether district formation needed to be finalized before grant applications could be submitted. Town Attorney James Campbell explained that the public hearing tonight represents the final step in the formation process, and that — absent legal objection — the Board would move forward with the State Environmental Quality Review Act (SEQRA) determination and formal district creation at the next Town Board meeting on Tuesday, May 12, 2026. He confirmed that because the cost per equivalent unit (EU) falls below the New York State Comptroller's threshold, Comptroller approval is not required, though the State will still receive and review the formation documents.

LCWSA Representative Jason Molino outlined the relevant grant programs:

- State Revolving Loan Fund (SRF) / Intended Use Plan (IUP): Submission deadline at the end of May. The project can be placed on this plan prior to formal district creation.

- Water Infrastructure Improvement Act (WIIA) Grant: Expected to be announced within two weeks, with an application deadline likely in late June or early July. District creation is a prerequisite for applying. LCWSA Representative Jason Molino indicated the project scores well due to its connection to a regional project.
- USDA Rural Development Loan: A 38-year low-interest financing vehicle available on an open-round basis, though funding availability has been constrained, and the project may need to enter federal pooling — typically occurring this time of year — if regular allocation is not available.

Regarding the timeline for award notifications, LCWSA Representative Jason Molino stated that WIIA award decisions are typically announced in the first two weeks of December, though an election year may accelerate that timeline.

CPL - Eric Weis acknowledged that if project costs increase — noting that pipe costs have risen approximately 40–50% recently and that a 20% contingency is built into the project — and bids exceed the authorized expenditure level established through the petition process, the Board would need to revisit the scope. He explained that value engineering and contract provisions provide some flexibility, but the project must stay within the authorized capital cost framework.

In response to a question from Dennis Prevost about what happens if grant funding is not awarded or is insufficient, LCWSA Representative Jason Molino confirmed that this has occurred on other projects, and that in such cases, the Town Board would evaluate alternatives. Town Attorney James Campbell noted that a failed or insufficient award does not necessarily mean project failure — it may mean slowing down, regrouping, or re-applying in a future funding cycle with an enhanced project scope to achieve better scoring.

Dennis Prevost also asked about Tuesday's resolutions. Town Attorney James Campbell confirmed the following actions would be taken at the May 12 meeting: SEQRA determination, formal district creation, resolution to authorize grant submission, and a bond authorization resolution — which authorizes but does not obligate borrowing for the project.

Income Survey Update

LCWSA Representative Jason Molino noted that income surveys for both the West Town Water District and the regional project were distributed approximately three weeks prior. Field surveyors from G&G Consulting have been canvassing the area in person, including knocking on doors in Leicester. The same income data will satisfy the requirements for both this project and the regional project. Results are expected within two weeks. The sheriff's office has been notified of the canvassing activity.

Meter Pit Policy

Gary Moore raised a question about the threshold for requiring an exterior meter pit for new service connections. LCWSA Representative Jason Molino noted the current policy requires a meter pit for service runs over 150 feet but stated that LCWSA is in the process of revising this policy to require meter pits for all new customers, regardless of distance. The rationale offered was improved access for meter reading and maintenance, elimination of the need to enter private residences, and reduced scheduling burdens for both the authority and customers. Homeowners would retain interior shutoffs.

Financial Impact & Community Benefit

The proposed West Town Water District project involves an authorized capital cost of approximately \$7,000,000 for Phase 1 construction. A 20% contingency is included in the project budget, though it was noted that pipe costs have risen approximately 40–50% in recent weeks — a figure that may pressure the contingency. Funding is anticipated through a combination of WIIA grant funds (amount pending award), a USDA Rural Development low-interest 38-year loan (financing portion), and potential State Revolving Loan Fund participation. The fiscal structure is one-time capital in nature, with ongoing debt service to follow. A York regional contract of approximately \$5,400,000 has been executed as a related regional project; the Village of Geneseo has a pending request of approximately \$1,900,000, and Triphammer Road and Mount Morris had requests of approximately \$1,000,000 each — all from the same regional funding pool, informally described as totaling approximately \$17,000,000 placed into the account some twelve years prior. The rationale for moving now is explicitly tied to the grant calendar: WIIA deadlines are expected in June–July 2026 and missing this cycle would delay the project by at least one year. The concrete benefit to residents is access to public water service in areas currently unserved, with long-term regional system integration. Oversight metrics include bid compliance with the authorized expenditure level, contractor bonding and contract provisions, and grant agency review of application materials.

4. Close Public Hearing on Proposed West Town Water District

The presiding officer re-opened the floor one final time for any additional public comment. Hearing none, a motion was made to close the public hearing.

Motion to close the Public Hearing on the proposed formation of the West Town Water District was made by Councilmember Karen Roffe and seconded by Councilmember Matthew Durbin. The motion carried unanimously.

5. Adjournment

There being no further business, the meeting was adjourned.