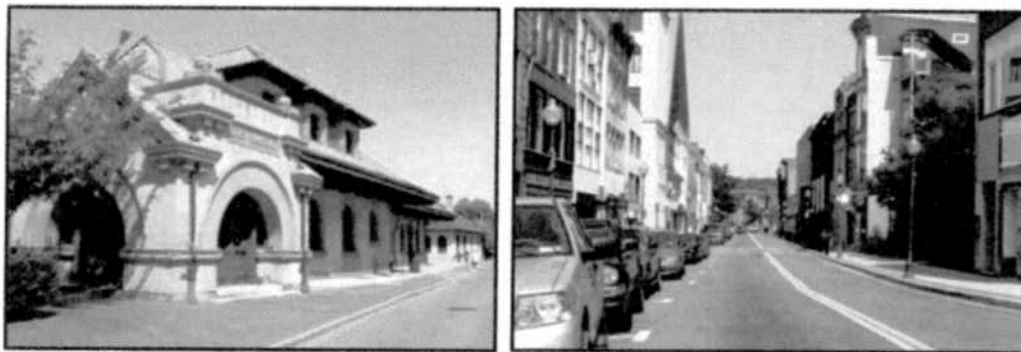


# CITY OF MIDDLETOWN COMPREHENSIVE PLAN

## Task 1 Existing Conditions Technical Memorandum



City of Middletown, New York  
Saccardi & Schiff, Inc.  
August, 2007

## **B. Public Facilities and Services**

### **1. Infrastructure and Facilities**

The Middletown Department of Public Works (DPW) is responsible for a large array of infrastructure and facilities and their maintenance and operations that are integral to the functioning of the City of Middletown. The Department is responsible for all capital improvement projects, sanitation, infrastructure maintenance, operation and improvements, including that for storm and sanitary sewers, waterlines, and the City's Water Treatment and Waste Water Treatment Plants, City Owned reservoirs and associated Dams and Intake structures, and roads and parking lots. DPW processes all types of permits issued by the City, including building, plumbing, streets/sidewalks, pool, sign and infrastructure permits. DPW processes bids for city projects and does purchasing of equipment for itself and of vehicles for the Fire Department. It maintains city buildings and carries out code enforcement activities on all private buildings throughout the city.

#### **a. Existing Conditions**

##### **(1) Department of Public Works**

The DPW is headquartered in City Hall and operates on an annual budget of approximately \$9.25 million. It employs 88 people including one (1) building inspector, four (4) code enforcement officers (1 part-time), and one (1) part-time plumbing inspector, in nine (9) departments: Water/Sewer, Sewer Treatment Plant, Water Treatment Plant, Five Drinking Water Source Reservoirs and several associated Dams, Streets, Maintenance, Sanitation, Building, Code Enforcement and Plumbing. DPW is funded through the municipal budget, grants, loans and bonds for capital improvement projects. All projects and expenses that are associated with Water and Sewers are funded by Water and Sewer Billings. DPW's main office in City Hall houses the Commissioner and secretarial staff, the Building Inspector, and the Code Enforcement and Water Meter Departments. Other Departmental facilities are located throughout the city including at the Water Treatment Plant at Pilgrim Corners Road, the Sewer Treatment Plant at 159 Dolson Avenue, the Street Department Garage, the Sanitation Department Garage and the Water and Sewer Garage, all located on Monhagen Avenue.

DPW also manages and maintains seventeen (17) City-owned parking lots in the downtown area with a total of 977 parking spaces.

##### **(2) Wastewater Treatment Plant and Sanitary Sewers**

Currently, the largest project underway in the city is the upgrading and expansion of the wastewater treatment plant. This \$25million project will expand capacity by 2.5 million gpd (from 6 million gpd to 8.5 million gpd). The project will accomplish two objectives. First, it will bring the City of Middletown in compliance with a court issued consent order to upgrade and expand the system to resolve its SPDES violation. Second, it will provide extra capacity, including 800,000gpd that could be used by the Town of Wawayanda.

The Town currently utilizes about 200,000 gpd from the City. The City has been undertaking these improvements in three phases. Phase I is a \$2.7 million project to upgrade digestors of the STP to digest sludge, of a total project cost of \$16 million. Phase II is a \$1.5 million project to meet a consent order, totaling 1.5 million of the \$25million, and Phase III is the plant expansion, to be financed with the remainder of the \$25million. Financing for this project is from a variety of sources. Because the plant will be expanded, the City is eligible for New York State revolving loan funds. Some city sewage is directed toward the Town of Wallkill Sewage Treatment Plant, and some Town of Wallkill sewers are directed to the City Wastewater Treatment Plant.

The sewer collection system consists of 65 miles of sewer lines, many of which are old and need replacement. An infiltration and inflow study and system evaluation was conducted in the 1970's, 1980's, and 2003. Areas in need of repair or improvement were identified.

(3) Water Resources, Water Treatment Plant and Water Lines

The city of Middletown owns over 1,200 acres of watershed in the Town of Wallkill and Mount Hope. This land consists of surface water supplies comprised of three reservoirs, Mill Pond and a small impoundment on the Shawangunk Kill. These water sources are:

**Table I-10  
Water Sources**

<b>Water Source</b>	<b>Watershed Area (sq.mi.)</b>	<b>Storage Capacity (mil. gal.)</b>
Monhagen Reservoir #1	0.60	283
Highland Reservoir #1	0.72	520
Shawangunk Reservoir #3	0.61	537
Kinch Dam Impoundment	6.24	15
Mill Pond	2.00	NA
<b>Total</b>	<b>10.17</b>	<b>1,355</b>

Water from the reservoirs is treated at the Water Treatment plant before it enters the distribution system. Approximately, two thirds of the system is gravity feed, while the remaining one third is pumped.

The other major ongoing infrastructure project in the city is replacement of the City's 100 year old water treatment plant, required under an administrative order from the Environmental Protection Agency (EPA). This project will cost approximately \$20 million and will be accomplished in three phases:

- Phase I—Package Water Treatment (\$3.5 million)
- Phase II—Replacement of old plant (Summer 2007)
- Phase III—Expansion of capacity

Phase I is complete and Phase II is designed and will go into construction in summer 2007. The project will be financed through the State Revolving Loan

Fund which provides low interest loans. The State will pay one third of the interest on these loans through the Environmental Facilities Corporation, the financing arm of the Department of Environmental Conservation. User fees eventually support the system based on consumption, and by \$2,700 per unit fees charged by the city for new units.

The water distribution system includes over 75 miles of pipeline, with mains ranging from 4” to 24” in size. There are two main distribution systems, the Monhagen system and the Highland system, serving different parts of the City, as well as three other sub distribution systems, the Highland Avenue Tank, High Barney Tank and Randall Heights Tank systems. The Monhagen system has one tank in addition to its clear wells. These are the Mountain Avenue tank, with a capacity of 1,000,000 gallons and the High Barney tank, with a capacity of 750,000 gallons. The Highland system has three storage tanks: a two million gallon tank at the plant, a 500,000 gallon tank on Highland Avenue, and a 300,000 gallon tank on Randall Heights.

(4) Code Enforcement

The City’s code enforcement function is operated out of the Department of Public Works. The Department and city take this function very seriously as a quality of life issue in the City. The Department monitors for graffiti and debris, as well as for signs, which need review by the Architectural Review Board. A major quality of life issue is overcrowding in residential buildings, which is something the DPW has little ability to control because of issues regarding zoning definitions of family. Chapter 14 of the City Code, however, requires an annual inspection and permit for multiple dwellings and rooming houses and was expanded in 2007 to include two family, non-owner occupied dwellings. The Fire Inspector, operating under jurisdiction of the Fire Department, inspects commercial buildings for compliance with the Building Code.

(5) Public Buildings and Land

DPW is responsible for maintenance of public, city owned buildings, and land in the city. The following are the City owned buildings and land in the city:

**Table I-11  
City Owned Buildings and Land**

<b>Building/Property</b>	<b>Location</b>	<b>Use</b>
City Hall	16 James Street	Mayor’s Office, Department of Public Works, City Clerk
Police Station and City Court	2 James Street	Police Department and Judicial function
Central Fire Station;	East Main Street	4 companies; housing, meeting and recreation room
North Street Fire Station;	North Street/ Wisner Ave.	2 companies
Wallkill Fire Station	Wallkill Avenue	1 company

Building/Property	Location	Use
Middletown Community Center	Academy Street	Recreation Department; Fire Police; Youth Center; community center
Mt. Carmel Church	West Main Street	
Mulberry House	East Main Street	Senior Citizen Program
84 Monhagen Avenue		Vacant/Community Services
76-80 Monhagen Avenue		Vacant/Community Services
REA Express Building	Depot Way	Friends of Thrall Library Used Book Store
County Route 78 Land (Remaining portion of Swan Village subdivision)		Land for residential development
Uhlig Road land	Uhlig Road	10 acres; residential
Robert Street		Vacant
Former Erie Railroad property	Downtown	Available for development
Paramount Theater	17 South Street	Entertainment venue
Liberty School Building	Liberty Street	Leased by BOCES
O & W Building	Wickam Avenue and Low Street	Vacant

In addition, the city maintains buildings that come into city ownership due to non-payment of taxes and of railroad property and rails.

Its own non-administrative headquarters, located at 76-84 Monhagen, is too small to house its operations and it requires a new Equipment and Storage building. This new building is planned next to the sanitation and DPW garage on Monhagen Avenue and is planned for storage of equipment. A request for \$350,000 has been made in the City's Capital Budget.

The Fire Department has three firehouses, housing seven fire companies. One of the three firehouses is Central Fire Station, the largest station, on East Main Street, a three story building, which contains the dispatcher offices, housing, meeting rooms and a recreational room. It houses four of the seven companies. The North Street fire station at North Street and Wisner Avenue houses two companies. The Wallkill Fire Station on Wallkill Avenue, houses one fire company in an aging building. A committee was formed to replace one of the existing firehouses. The plan is to build a new one and abandon one of the existing houses.

The City spent \$450,000 in 2006-2007 to renovate City Hall, the Police Department and the Paramount Theater. These renovations are now complete.

(6) Solid Waste

Solid Waste pick-up from residential and institutional uses is the responsibility of the DPW; commercial and industrial uses contract with private carters for waste pick-up. All waste is collected and brought to a City owned and operated transfer station. The solid waste is trucked to a landfill upstate. Recyclables and newspapers are picked up separately and disposed as such. Masada has a solid waste disposal contract with the City of Middletown. Masada is to build

and operate a solid waste plant that will take the city and surrounding area garbage, totaling approximately 600 tons per day, some of which will be separated and recycled, and sludge and turn it into ethanol. The intended site is located next to the existing sewage treatment plant off Dolson Road. The sludge will be de-watered in-house and the sludge will be taken to a landfill or composted. The City intends to build its own composting facility.

b. Issues and Opportunities

(1) Wastewater Treatment Plant and Sanitary Sewers

Generally, sewer lines are old and need replacement. Replacement becomes an issue in some areas because the lines may be located below private property and the City is not able to replace or repair these lines and private property owners are not undertaking the replacement.

At the intersection of Sterling Street and Sprague Avenue there is a sanitary sewer bottleneck. When the area floods, raw sewage is sent into the street because there isn't enough capacity and a new sewer line is needed. A larger pipeline is needed including a trunk line to the plant. At the estimated cost of over \$3 million, financing could be available in the form of subsidized loans from the NYS Facilities Development Corporation. A sewer relief line is needed in County Route 78 where five new developments have been built and the city can't afford to build the sewer. The sewer line has been designed and will be constructed upon obtaining the proper approval from NYSDEC. The sewer line construction will be funded by private developers.

There is a severe problem in the sanitary sewer system with infiltration and inflow and the city has performed some studies to determine the extent of the problem.

(2) Water

In addition to supplying water to the Town of Waywayanda, the City supplies water to some neighborhoods in the Town of Wallkill and may be required to form a new water and sewer district. There is a need to upgrade water meters to implement water conservation measures and the City is required to pay for and undertake this upgrading. There is an ongoing court case regarding annexation of a portion of the Town of Wallkill for water service purposes.

During normal conditions, the city's water system has been adequate to meet demand. However, the safe yield of 4.1mgd includes two Supplemental Water Taking Permits from Mill Pond and Indigot Creek. The City is looking to additional raw water sources, as well as changing its Supplemental Water Taking permits for Mill Pond and Indigot Creek to permanent ones. Also, opportunities for growth represented by the Middletown Psychiatric Center and potential future increased water demand should be considered. Also, during high usage period, the water filtration plant has experienced deficiencies due to limited storage capacity. If storage was increased, water could be produced and

stored for use during higher flow periods.

The distribution system also experiences deficiencies during high flow periods. The City is constructing a new 18" waterline which will provide for alternate feed to the city distribution system. Sections of this main were constructed to serve newly constructed elementary and middle school buildings off County Route 78. The remainder of the 18" main construction is expected to commence late 2007.

There is a need to continue ongoing efforts to promote water conservation.

Water lines throughout the city are old and need replacement, and water valves need upgrading. The expansion of the south end of the city could benefit from the installation of a 30 " pipe from the filtration plant down County Route 78 to allow the city to shut down its existing line for repair if necessary without interruption of service.

(3) **Public Buildings and Land**

There is a need for a new firehouse.

Vacant City owned lands and buildings provide an opportunity to implement public land use policy in neighborhoods in which these assets are located. While vacant buildings or land are not revenue producing in either taxes generated or sale of the asset, those shorter term benefits should be weighed against the ability to achieve some longer term land use and economic development goals in appropriate instances. By establishing refined or revised zoning designations and design controls there is an opportunity to ensure appropriate development should these assets be sold. Interim strategies could also include leasing of the property until such controls are in place or until market conditions support a reuse more likely to achieve city goals. One such building is the former O&W Railroad Station building located at a key gateway into downtown along Wickham Avenue. Reuse of this building should support goals to be identified through the 2007 comprehensive planning process.

**2. Recreation, Parks and Youth Programs**

The City of Middletown has an extensive network of parks and recreation facilities and operates numerous programs to service all segments of its varying population.

a. **Existing Conditions**

The City of Middletown Recreation and Parks Department is responsible for maintaining the City's parks and creating, organizing and administering the City-sponsored recreational programs. The Department operates on a budget of approximately 1.54 million with revenues of approximately \$492,000. The Department's largest expenditures are dedicated to general recreation programs (\$424,000) and for park maintenance (\$394,000). The Department employs 13 full-time staff including the Superintendent, two program coordinators, administrative and