

Mr. Theodore T. Kusnierz, Jr., Supervisor
and Town Board Members
Town of Moreau
351 Reynolds Road
Moreau, New York 12828-9261

Re: **Map, Plan and Report**
Sewer District 1 – Extension 5
Town of Moreau, New York

Dear Mr. Kusnierz and Board Members:

Laberge Group is pleased to submit for the Board’s review and acceptance, 10 copies of the Map, Plan and Report for the Proposed Sewer District 1 – Extension 5.

The project area for the proposed district is the same as has been discussed at two informal public informational meetings held on February 27th and March 27th during regular Town Board meetings. The only exception is that the parcels recommended by the Board to be removed from the proposed district are no longer contained within the bounds thereof.

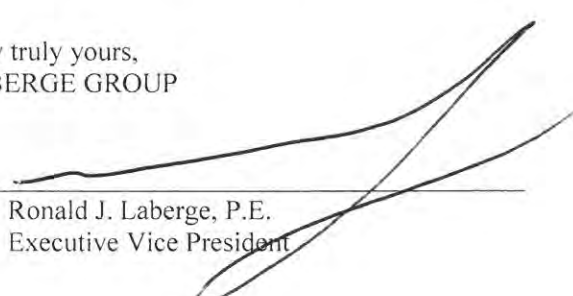
Final rate projections have changed slightly from those discussed at previous informational meetings. Rates now include O&M, have been updated to take into account the assessed value lost from parcels removed from the district and use a modified rate calculation and recommended by the Attorney for the Town and NY Comptroller Office. The taxation method for annual debt service has been modified from being based 100 percent on assessed value to 90 percent on assessed value and 10 percent upon parcel acreage. This combination changes the debt service payments for the parcels within the district. The following table presents how the annual cost per parcel has changed in general:

Annual Cost reduced		64 parcels
Greater than \$0 and less than \$ 100		12 parcels
Greater than \$100 and less than \$ 500		11 parcels
Greater than \$500 and less than \$1000		4 parcels
Greater than \$1,000		6 parcels

As indicated above, the majority of the parcels will see a reduction in the annual debt service cost. The parcels where the annual cost has increased are the larger parcels due to the acreage component in the rate formula. For detail of each parcel, please see the attached spreadsheet entitled Comparison of 100% AV vs. 90% AV & 10% Area.

As always, we will be please to review and discuss the report with the Town. Please do not hesitate to call with any questions or comments.

Very truly yours,
LABERGE GROUP

By: 
Ronald J. Laberge, P.E.
Executive Vice President

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Town of Moreau
 Saratoga County, New York
 Sewr District No. 1 - Extension 5
COMPARISON OF 100% AV vs 90% AV & 10% AREA
 April 2018

TAX ID	ADDRESS	OWNER	USE	Assessed Value	Area (Ac.)	Frontage (Feet)	AV(100%)	90% AV & 10% AREA			Change
								AV(90%)	Area(10%)	Total	
63.-4-2	1403 ROUTE 9	RDDC DEVELOPMENT CORP	Mfg hsing pk	\$16,410,000	80.029998	50.00	120,028	\$108,025	\$5,792	\$113,817	-\$6,211
63.-4-2....	Slash Accounts/1403 Route 9 (ADD TO AV)	RDDC Lamplighter Acres		\$1,778,500	0.000000	0.00	13,009	\$11,708	\$0	\$11,708	-\$1,301
63.3-1-6.1	1418 ROUTE 9	LANDMARK MOTOR LODGE CORP	Motel	\$2,170,000	5.949999	400.00	15,872	\$14,285	\$431	\$14,715	-\$1,157
63.3-1-3.12	1434 ROUTE 9	PJM 612 ENTERPRISES LLC	Large retail	\$1,825,000	3.160000	200.01	13,349	\$12,014	\$229	\$12,242	-\$1,106
77.1-1-20	1332-1348 ROUTE 9	A G F ASSOC INC	Nbh shop ctr	\$1,250,000	1.350000	339.00	9,143	\$8,229	\$98	\$8,326	-\$817
77.1-1-74	1284 ROUTE 9	MACS RETAIL LLC	Mini-mart	\$1,180,000	2.630000	324.46	8,631	\$7,768	\$190	\$7,958	-\$673
63.3-1-7	1416 ROUTE 9	HESS REALTY LLC	Mini-mart	\$1,100,000	2.170000	329.27	8,046	\$7,241	\$157	\$7,398	-\$648
63.3-1-26	1438-1440 ROUTE 9	MOFFITT, PATRICIA A	Large retail	\$1,100,000	3.220000	200.01	8,046	\$7,241	\$233	\$7,474	-\$572
63.3-1-2.2	1435 ROUTE 9	DMMH CORP	MiniWhseSelfSto	\$785,000	1.740000	0.00	5,742	\$5,168	\$126	\$5,293	-\$448
63.3-1-9	1369 ROUTE 9	EMERICH, KEVIN A	Auto dealer	\$692,000	1.840000	200.06	5,062	\$4,555	\$133	\$4,689	-\$373
77.1-1-61	1311 ROUTE 9	KC BUSINESS INC	Mini-mart	\$580,000	1.389999	327.04	4,242	\$3,818	\$101	\$3,919	-\$324
77.1-1-75.2	1297 ROUTE 9	BURKE, THOMAS J	Fast food	\$550,000	1.230000	180.96	4,023	\$3,621	\$89	\$3,710	-\$313
77.1-1-21	1330 ROUTE 9	EXECUTIVE PROPERTY SVC., LLC	?	\$483,900	0.689999	130.00	3,539	\$3,185	\$50	\$3,235	-\$304
50.-3-4.1	116 BLUEBIRD ROAD	CANNONE VENTURES INC	Mfg hsing pk	\$1,039,400	6.369999	150.00	7,602	\$6,842	\$461	\$7,303	-\$299
63.3-1-24	1448 ROUTE 9	HUDSON HEADWATERS HEALTH NE	Health bldg	\$532,000	1.360000	100.03	3,891	\$3,502	\$98	\$3,601	-\$291
63.3-1-10	1373 ROUTE 9	GLENS FALLS AREA HABITAT FOR,	1 use sm bld	\$458,000	1.230000	149.82	3,350	\$3,015	\$89	\$3,104	-\$246
63.3-1-1	1433 ROUTE 9	DMMH CORP	Warehouse	\$1,050,500	7.289999	175.80	7,684	\$6,915	\$528	\$7,443	-\$241
63.3-1-22	1411 ROUTE 9	CROSS, CHERYL	Mfg hsing pk	\$1,098,600	7.809999	400.00	8,036	\$7,232	\$565	\$7,797	-\$238
77.-4-2	1390-1406 ROUTE 9	HILLMAN PROPERTIES INC	Truck termnl	\$2,045,000	17.409999	1031.00	14,958	\$13,462	\$1,260	\$14,722	-\$236
77.1-1-1	1341 ROUTE 9	JABRO DEVELOPMENT LLC	1 use sm bld	\$500,000	1.940000	199.73	3,657	\$3,291	\$140	\$3,432	-\$225
77.1-1-57	35 FAWN RD	NAEC FOR PETS LLC	Kennel / vet	\$452,000	1.460000	461.97	3,306	\$2,975	\$106	\$3,081	-\$225
63.3-1-3.111	1450 ROUTE 9	BREDA, MICHAEL	Educacn fac	\$550,000	2.589999	200.06	4,023	\$3,621	\$187	\$3,808	-\$215
63.3-1-23	1446 ROUTE 9	STEPMAR DEVELOPMENT INC	Office bldg.	\$425,000	1.399999	100.03	3,109	\$2,798	\$101	\$2,899	-\$210
63.3-1-14	1393 ROUTE 9	SEAN KAM & LOGAN REALTY INC	Restaurant	\$300,000	0.340000	150.00	2,194	\$1,975	\$25	\$1,999	-\$195
77.1-1-79	1277-1283 ROUTE 9	FINKE ENTERPRISES LLC	Other Storage	\$485,000	2.250000	384.50	3,547	\$3,193	\$163	\$3,356	-\$192
77.1-1-76	1352 ROUTE 9	NOFTLE ENTERPRISES INC	1 use sm bld	\$300,000	0.600000	149.80	2,194	\$1,975	\$43	\$2,018	-\$176
77.1-1-70.2	1312 ROUTE 9	BAKHRU, DEEPAK H	Office bldg.	\$260,000	0.239999	99.50	1,902	\$1,712	\$17	\$1,729	-\$173
63.3-1-17	1407 ROUTE 9	MADDEN, DAVID C	3 Family Res	\$289,000	0.569999	100.00	2,114	\$1,902	\$41	\$1,944	-\$170
77.-4-37	1408 ROUTE 9	ELECTRO-MED EXTRUSION INC	Manufacture	\$325,000	1.250000	238.36	2,377	\$2,139	\$90	\$2,230	-\$147
63.3-1-15.2	1401 ROUTE 9	FISH, PHYLLIS R	Gas station	\$450,000	2.579999	225.00	3,291	\$2,962	\$187	\$3,149	-\$142
63.4-1-76	1445-1447 ROUTE 9	SAUNDERS, RUSTY R	Other Storage	\$567,200	3.799999	210.00	4,149	\$3,734	\$275	\$4,009	-\$140
63.3-1-2.1	1431 ROUTE 9	DYNAMITE REAL ESTATE INC	1 use sm bld	\$250,000	0.689999	149.91	1,829	\$1,646	\$50	\$1,696	-\$133
77.1-1-22	1324-1328 ROUTE 9	CACCAVO, DEBRA J	Motel	\$290,000	1.149999	205.00	2,121	\$1,909	\$83	\$1,992	-\$129
63.3-1-13.2	1391 ROUTE 9	NORTH TRACT PROPERTIES LLC	Prof. bldg.	\$395,000	2.299999	200.00	2,889	\$2,600	\$166	\$2,767	-\$122
63.4-1-75	1441-1443 ROUTE 9	TIERNEY, THOMAS J	Lumber yd/ml	\$605,000	4.530000	215.98	4,425	\$3,983	\$328	\$4,310	-\$115
77.1-1-64	1323 ROUTE 9	BLUE FLAME GAS CO INC	Fuel Store&Dist	\$350,300	2.009999	200.00	2,562	\$2,306	\$145	\$2,451	-\$111
63.4-1-69.1	1470 ROUTE 9	BUHRMASTER PROPANE LLC	Other Storage	\$335,000	2.049999	291.39	2,450	\$2,205	\$148	\$2,354	-\$97
77.1-1-71	1314-1316 ROUTE 9	DANICO PROPERTIES LLC	2 Family Res	\$144,000	0.300000	35.32	1,053	\$948	\$22	\$970	-\$84
63.4-1-1	1439 ROUTE 9	BAYMAX HOLDINGS LLC	Other Storage	\$300,000	1.889999	200.48	2,194	\$1,975	\$137	\$2,112	-\$83
77.1-1-34	1308 ROUTE 9	Bhatti, Elishba	1 Family Res	\$137,000	0.330000	100.00	1,002	\$902	\$24	\$926	-\$76
77.1-1-67	1337 ROUTE 9	STRASSBURG, RICHARD C	1 Family Res	\$127,000	0.239999	75.00	929	\$836	\$17	\$853	-\$76
77.1-1-80	1288 ROUTE 9	MACS RETAIL LLC	Mini-mart	\$270,000	1.710000	285.58	1,975	\$1,777	\$124	\$1,901	-\$74
77.1-1-56	1289 ROUTE 9	ROLAND, MADELINE E	Apartment	\$145,000	0.449999	97.85	1,061	\$955	\$33	\$987	-\$73



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COMPARISON OF 100% AV vs 90% AV & 10% AREA
 April 2018

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								AV(90%)	Area(10%)	Total	
63.3-1-16	1405 ROUTE 9	RDDC DEVELOPMENT CORP	1 use sm bld	\$155,000	0.569999	100.00	1,134	\$1,020	\$41	\$1,062	-\$72
77.1-1-2	1378 ROUTE 9	DEEB, DAVID A	Auto body	\$145,000	0.600000	300.00	1,061	\$955	\$43	\$998	-\$63
77.1-1-60.2	34 FAWN RD	BURKE, THOMAS J	1 Family Res	\$175,000	0.920000	200.00	1,280	\$1,152	\$67	\$1,219	-\$61
77.1-1-77	1350 ROUTE 9	BKM PROPERTIES LLC	Other Storage	\$175,000	0.939999	120.08	1,280	\$1,152	\$68	\$1,220	-\$60
77.1-1-68	1339 ROUTE 9	ARNOLD, KELLEN LENNOX	1 Family Res	\$135,000	0.550000	125.00	987	\$889	\$40	\$928	-\$59
77.1-1-48	1287 ROUTE 9	BHATTI, ELISHBA	Motel	\$216,000	1.370000	200.00	1,580	\$1,422	\$99	\$1,521	-\$59
77.1-1-78	488 FORTSVILLE RD	BKM PROPERTIES LLC	Auto body	\$130,000	0.579999	99.89	951	\$856	\$42	\$898	-\$53
63.3-1-13.1	1377-1387 ROUTE 9	ROUTE 9 AUTOWORLD INC	Auto dealer	\$650,000	5.909999	600.56	4,754	\$4,279	\$428	\$4,707	-\$48
63.3-1-8	1365 ROUTE 9	PETRUSH, EDWARD	Auto body	\$110,000	0.460000	200.00	805	\$724	\$33	\$757	-\$47
63.3-1-21.1	1421-1423 ROUTE 9	HEWLETT, GREGORY T	Dealer-prod.	\$276,300	2.289999	248.58	2,021	\$1,819	\$166	\$1,985	-\$36
77.1-1-55	1291-1293 ROUTE 9	ROLAND, MADELINE E	Res Multiple	\$312,000	2.690000	85.65	2,282	\$2,054	\$195	\$2,249	-\$34
63.3-1-3.21	1428-1432 ROUTE 9	NAJA, JOHN A	Vacant comm	\$187,300	1.490000	262.98	1,370	\$1,233	\$108	\$1,341	-\$29
76.-3-19	1265 ROUTE 9	MUNTER ENTERPRISES INC	Converted Res	\$150,000	1.129999	216.00	1,097	\$987	\$82	\$1,069	-\$28
63.3-1-21.22	ROUTE 9	ROGGE, DAVID D	Vacant comm	\$69,300	0.330000	0.00	507	\$456	\$24	\$480	-\$27
77.1-1-24	1320-1322 ROUTE 9	GROMA LLC	Det row bldg	\$190,000	1.679999	200.00	1,390	\$1,251	\$122	\$1,372	-\$17
77.1-1-37	1296-1300 ROUTE 9	LINEHAN, DANIEL J	1 use sm bld	\$215,000	1.950000	264.00	1,573	\$1,415	\$141	\$1,556	-\$16
63.3-1-21.21	1427-1429 ROUTE 9	ROGGE, DAVID D	Vac w/imprv	\$196,500	1.840000	200.30	1,437	\$1,294	\$133	\$1,427	-\$11
63.4-1-71	1462 ROUTE 9	BHATTI, ELISHBA	Motel	\$300,000	2.890000	250.00	2,194	\$1,975	\$209	\$2,184	-\$10
63.3-1-20.1	1417-1419 ROUTE 9	ROGGE, RICHARD C	Vacant comm	\$196,000	1.840000	200.00	1,434	\$1,290	\$133	\$1,423	-\$10
63.3-1-3.13	1458 ROUTE 9	DESANTIS ENTERPRISES INC	Vacant comm	\$68,000	0.560000	50.02	497	\$448	\$41	\$488	-\$9
77.1-1-73.2	1318 ROUTE 9	GROMA LLC	1 Family Res	\$30,000	0.209999	50.68	219	\$197	\$15	\$213	-\$7
76.-3-20	1255 ROUTE 9	STATE OF NEW YORK	Highway gar	\$309,000	3.279999	380.00	2,260	\$2,034	\$237	\$2,271	\$11
63.3-1-3.14	1454-1456 ROUTE 9	BATKAY, WILLIAM	Vacant comm	\$209,800	2.390000	200.06	1,535	\$1,381	\$173	\$1,554	\$20
63.3-1-15.1	1397 ROUTE 9	SEAN KAM & LOGAN REALTY INC	Auto body	\$274,000	3.059999	125.00	2,004	\$1,804	\$221	\$2,025	\$21
76.-3-16	51 SPIER FALLS RD	Munter Land Holdings LLC	Res vac land	\$45,000	0.790000	179.23	329	\$296	\$57	\$353	\$24
76.-3-23	ROUTE 9	CONGDON, GARDNER R	Vacant comm	\$600	0.400000	280.00	4	\$4	\$29	\$33	\$29
77.1-1-66	1331-1335 ROUTE 9	SUTPHIN, ROSALIE M	Apartment	\$358,000	4.139999	325.00	2,619	\$2,357	\$200	\$2,656	\$38
77.1-1-38.1	1294 ROUTE 9	GUTHEIL, HARRY G	Vacant comm	\$95,900	1.570000	61.30	701	\$631	\$114	\$745	\$43
76.-3-18	1267 ROUTE 9	MUNTER ENTERPRISES INC	Com vac w/imp	\$30,200	0.949999	100.00	221	\$199	\$69	\$268	\$47
77.1-1-4	1356 ROUTE 9	KLOSS, EDWARD M	Converted Res	\$150,000	2.180000	525.00	1,097	\$987	\$158	\$1,145	\$48
63.3-1-25	1442-1444 ROUTE 9	OPPENHEIM, MOIRA	Vacant comm	\$225,000	3.000000	200.02	1,646	\$1,481	\$217	\$1,698	\$53
76.-3-21.2	1280 ROUTE 9	GUTHEIL, HARRY G	Rural vac<10	\$8,700	0.860000	65.88	64	\$57	\$62	\$120	\$56
77.1-1-35	1304 ROUTE 9	GROMA LLC	1 use sm bld	\$228,000	3.220000	395.00	1,668	\$1,501	\$233	\$1,734	\$66
77.-4-1	1384 ROUTE 9	MCMONAGLE, CAROL	1 Family Res	\$218,000	3.630000	286.50	1,595	\$1,435	\$263	\$1,698	\$103
77.1-1-65	1327-1329 ROUTE 9	BUCK, JAY	Billboard	\$65,400	2.099999	200.00	478	\$431	\$152	\$583	\$104
76.-3-22	1270-1272 ROUTE 9	NAJA, JOHN A	Billboard	\$66,700	2.250000	204.60	488	\$439	\$163	\$602	\$114
77.1-1-75.1	1299 ROUTE 9	BURKE, THOMAS J	Vacant comm	\$254,300	4.170000	370.36	1,860	\$1,674	\$302	\$1,976	\$116
76.-3-21.1	1276 ROUTE 9	HUBBELL A/K/A VILLANO, SUSAN D	1 Family Res	\$167,000	3.390000	322.64	1,221	\$1,099	\$245	\$1,345	\$123
63.3-1-20.2	1425 ROUTE 9	ROGGE, BERNARD C-TRUSTEE	Com vac w/imp	\$35,000	3.319999	0.00	256	\$230	\$240	\$471	\$215
77.1-1-63	1315-1319 ROUTE 9	PARILLO, FRANK J	Vacant comm	\$291,500	6.099999	299.60	2,132	\$1,919	\$441	\$2,360	\$228
77.-4-36.12	428 REYNOLDS RD	JENSEN-BURNHAM, EILEEN	Vacant comm	\$5,400	3.589999	0.00	39	\$36	\$260	\$295	\$256
76.-3-17.2	53-59 SPIER FALLS RD	Munter Land Holdings LLC	Com vac w/imp	\$162,000	7.130000	555.00	1,185	\$1,066	\$516	\$1,582	\$398
77.1-1-6.1	482-484 FORTSVILLE RD	PECK, LYNN E	1 Family Res	\$155,000	7.760000	239.29	1,134	\$1,020	\$562	\$1,582	\$448
77.1-1-43.1	1269-1275 ROUTE 9	KILMER, JANE D	Snack bar	\$320,000	9.829999	416.80	2,341	\$2,107	\$711	\$2,818	\$477



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77.-4-36.11	416-422 REYNOLDS RD	THE ADIRONDACK TRUST CO	Vacant comm	\$354,200	10.520000	415.92	2,591	\$2,332	\$761	\$3,093	\$502
77.-4-36.2	430 REYNOLDS RD	HILLMAN PROPERTIES INC	Rural vac<10	\$11,400	8.840000	0.00	83	\$75	\$640	\$715	\$631
77.1-1-39.1	1292 ROUTE 9	GUTHEIL, HARRY G	Vacant comm	\$16,000	10.659999	0.00	117	\$105	\$771	\$877	\$760
76.-3-17.1	61-63 SPIER FALLS RD	MUNTER LAND HOLDINGS LLC	Outdr sport	\$376,500	15.399999	580.00	2,754	\$2,478	\$1,115	\$3,593	\$839
77.1-1-62.1	6-22 SPIER FALLS RD	PARILLO FRANK J	Cell Tower	\$411,000	21.100000	898.80	3,006	\$2,706	\$1,527	\$4,233	\$1,226
77.-4-3	1386-1388 ROUTE 9	SASSONE, MARK S	Apartment	\$405,000	23.090000	25.00	2,962	\$2,666	\$1,671	\$4,337	\$1,375
63.-4-9.12	1345-1347 ROUTE 9	PETRUSH, EDWARD	Vacant comm	\$282,300	32.849998	200.00	2,065	\$1,858	\$2,377	\$4,236	\$2,171
63.-4-9.111	1367 ROUTE 9	ABRAMS, GERALD	Vacant comm	\$110,800	33.310001	30.00	810	\$729	\$2,411	\$3,140	\$2,330
63.-4-14.2	1321 ROUTE 9	ENGLISH VILLAGE LLC	Vacant comm	\$240,900	44.959999	100.07	1,762	\$1,586	\$3,254	\$4,840	\$3,078
63.-4-9.112	1349-1361 ROUTE 9	ABRAMS, GERALD	Vacant comm	\$343,900	58.509998	664.17	2,515	\$2,264	\$4,235	\$6,498	\$3,983