



4 Computer Drive West • Albany, New York 12205  
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## Town of Moreau Route 9 Sewer Feasibility

Annual Debt Service Cost per Parcel\*  
Last Revised February 12, 2018

SERVICE AREA	TAX MAP NUMBER	STREET ADDRESS	OWNER	PROPERTY TYPE	ASSESSED VALUE	EDU's**	SERVICE AREA 1-5 ONLY		SERVICE AREA 4 & 5 ONLY	
							AV	EDU**	AV	EDU**
1	76.-3-17.1	61-63 SPIER FALLS RD	MUNTER LAND HOLDINGS LLC	Outdr sport	376,500	0.5	\$2,872	\$310	N/A	N/A
1	77.1-1-74	1284 ROUTE 9	MACS RETAIL LLC	Mini-mart	1,180,000	6.3	\$9,001	\$3,900	N/A	N/A
1	76.-3-18	1267 ROUTE 9	MUNTER ENTERPRISES INC	Com vac w/imp	30,200	0.5	\$230	\$310	N/A	N/A
1	76.-3-19	1265 ROUTE 9	MUNTER ENTERPRISES INC	Converted Res	150,000	1.0	\$1,144	\$619	N/A	N/A
1	76.-3-20	1255 ROUTE 9	STATE OF NEW YORK	Highway gar	309,000	6.4	\$2,357	\$3,962	N/A	N/A
1	76.-3-21.1	1276 ROUTE 9	HUBBELL A/K/A VILLANO, SUSAN D	1 Family Res	167,000	1.0	\$1,274	\$619	N/A	N/A
1	76.-3-21.2	1280 ROUTE 9	GUTHEIL, HARRY G	Rural vac<10	8,700	0.5	\$66	\$310	N/A	N/A
1	76.-3-22	1270-1272 ROUTE 9	NAJA, JOHN A	Billboard	66,700	0.0	\$509	\$0	N/A	N/A
1	76.-3-23	ROUTE 9	CONGDON, GARDNER R	Vacant comm	600	0.5	\$5	\$310	N/A	N/A
2	77.1-1-57	35 FAWN RD	NAEC FOR PETS LLC	kennel / vet	252,000	2.9	\$1,922	\$1,795	N/A	N/A
2	77.1-1-59	38 FAWN RD	WHITING, STEVEN BRIAN	1 Family Res	138,000	1.0	\$1,053	\$619	N/A	N/A
2	77.1-1-60.2	34 FAWN RD	BURKE, THOMAS J	1 Family Res	175,000	1.0	\$1,335	\$619	N/A	N/A
2	77.1-1-61	1311 ROUTE 9	KC BUSINESS INC	Mini-mart	580,000	2.5	\$4,424	\$1,548	N/A	N/A
2	77.1-1-43.1	1269-1275 ROUTE 9	KILMER, JANE D	Snack bar	320,000	1.0	\$2,441	\$619	N/A	N/A
2	77.1-1-48	1287 ROUTE 9	BHATTI, ELISHBA	Motel	216,000	9.6	\$1,648	\$5,943	N/A	N/A
2	77.1-1-55	1291-1293 ROUTE 9	ROLAND, MADELINE E	Res Multiple	312,000	2.0	\$2,380	\$1,238	N/A	N/A
2	77.1-1-56	1289 ROUTE 9	ROLAND, MADELINE E	Apartment	145,000	2.8	\$1,106	\$1,733	N/A	N/A
2	77.1-1-70.2	1312 ROUTE 9	BAKHRU, DEEPAK H	Office bldg.	260,000	1.5	\$1,983	\$929	N/A	N/A
2	77.1-1-71	1314-1316 ROUTE 9	DANICO PROPERTIES LLC	2 Family Res	144,000	2.0	\$1,098	\$1,238	N/A	N/A
2	77.1-1-73.2	1318 ROUTE 9	GROMA LLC	1 Family Res	30,000	1.0	\$229	\$619	N/A	N/A
2	77.1-1-75.1	1299 ROUTE 9	BURKE, THOMAS J	Vacant comm	254,300	0.5	\$1,940	\$310	N/A	N/A
2	77.1-1-75.2	1297 ROUTE 9	BURKE, THOMAS J	Fast food	550,000	38.5	\$4,195	\$23,835	N/A	N/A
2	77.1-1-20	1332-1348 ROUTE 9	A G F ASSOC INC	Nbh shop ctr	1,250,000	6.8	\$9,535	\$4,210	N/A	N/A
2	77.1-1-21	1330 ROUTE 9	BMK PROPERTIES LLC	Vacant comm	50,000	0.5	\$381	\$310	N/A	N/A
2	77.1-1-22	1324-1328 ROUTE 9	CACCAVO, DEBRA J	Motel	290,000	4.5	\$2,212	\$2,786	N/A	N/A
2	77.1-1-24	1320-1322 ROUTE 9	GROMA LLC	Det row bldg	190,000	1.0	\$1,449	\$619	N/A	N/A
2	77.1-1-81	17 FAWN RD	SMITH, FLOYD H	1 Family Res	145,500	1.0	\$1,110	\$619	N/A	N/A
2	77.1-1-32	25 FAWN RD	BARDIN, ARTHUR L	1 Family Res	79,000	1.0	\$603	\$619	N/A	N/A
2	77.1-1-34	1308 ROUTE 9	BKM PROPERTIES LLC	1 Family Res	137,000	1.0	\$1,045	\$619	N/A	N/A
2	77.1-1-35	1304 ROUTE 9	GROMA LLC	1 use sm bld	228,000	2.3	\$1,739	\$1,424	N/A	N/A
2	77.1-1-79	1277-1283 ROUTE 9	FINKE ENTERPRISES LLC	Other Storage	485,000	1.0	\$3,700	\$619	N/A	N/A
2	77.1-1-37	1296-1300 ROUTE 9	LINEHAN, DANIEL J	1 use sm bld	215,000	1.0	\$1,640	\$619	N/A	N/A
2	77.1-1-38.1	1294 ROUTE 9	GUTHEIL, HARRY G	Vacant comm	95,900	0.5	\$732	\$310	N/A	N/A
2	77.1-1-39.1	1292 ROUTE 9	GUTHEIL, HARRY G	Vacant comm	16,000	0.5	\$122	\$310	N/A	N/A
2	77.1-1-80	1288 ROUTE 9	MACS RETAIL LLC	Mini-mart	270,000	3.8	\$2,060	\$2,353	N/A	N/A
3	63.3-1-8	1365 ROUTE 9	PETRUSH, EDWARD	Auto body	110,000	1.0	\$839	\$619	N/A	N/A
3	63.3-1-9	1369 ROUTE 9	EMERICH, KEVIN A	Auto dealer	692,000	1.1	\$5,279	\$681	N/A	N/A
3	63.3-1-10	1373 ROUTE 9	GLENS FALLS AREA HABITAT FOR, H	1 use sm bld	458,000	1.0	\$3,494	\$619	N/A	N/A
3	63.3-1-13.1	1377-1387 ROUTE 9	ROUTE 9 AUTOWORLD INC	Auto dealer	650,000	1.0	\$4,958	\$619	N/A	N/A



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							AV	EDU**	AV	EDU**
3	63.3-1-13.2	1391 ROUTE 9	NORTH TRACT PROPERTIES LLC	Prof. bldg.	395,000	1.0	\$3,013	\$619	N/A	N/A
3	77.1-1-62.1	6-22 SPIER FALLS RD	PARILLO FRANK J	Cell Tower	411,000	0.0	\$3,135	\$0	N/A	N/A
3	63.3-1-7	1416 ROUTE 9	HESS REALTY LLC	Mini-mart	1,100,000	3.8	\$8,391	\$2,353	N/A	N/A
3	77.1-1-63	1315-1319 ROUTE 9	PARILLO, FRANK J	Vacant comm	291,500	0.5	\$2,224	\$310	N/A	N/A
3	77.1-1-64	1323 ROUTE 9	BLUE FLAME GAS CO INC	Fuel Store&Dist	350,300	0.5	\$2,672	\$310	N/A	N/A
3	77.1-1-65	1327-1329 ROUTE 9	BUCK, JAY	Billboard	65,400	0.0	\$499	\$0	N/A	N/A
3	77.1-1-66	1331-1335 ROUTE 9	SUTPHIN, ROSALIE M	Apartment	358,000	1.0	\$2,731	\$619	N/A	N/A
3	77.1-1-67	1337 ROUTE 9	STRASSBURG, RICHARD C	1 Family Res	127,000	1.0	\$969	\$619	N/A	N/A
3	77.1-1-68	1339 ROUTE 9	ARNOLD, KELLEN LENNOX	1 Family Res	135,000	1.0	\$1,030	\$619	N/A	N/A
3	77.1-1-76	1352 ROUTE 9	NOFTLE ENTERPRISES INC	1 use sm bld	300,000	1.0	\$2,288	\$619	N/A	N/A
3	77.1-1-77	1350 ROUTE 9	BKM PROPERTIES LLC	Other Storage	175,000	1.0	\$1,335	\$619	N/A	N/A
3	77.1-1-78	488 FORTSVILLE RD	BKM PROPERTIES LLC	Auto body	130,000	1.0	\$992	\$619	N/A	N/A
3	63.-4-14.2	1321 ROUTE 9	ENGLISH VILLAGE LLC	Vacant comm	240,900	1.0	\$1,838	\$619	N/A	N/A
3	77.-4-1	1384 ROUTE 9	MCMONAGLE, CAROL	1 Family Res	218,000	1.0	\$1,663	\$619	N/A	N/A
3	77.-4-2	1390-1406 ROUTE 9	HILLMAN PROPERTIES INC	Truck termnl	2,045,000	1.0	\$15,599	\$619	N/A	N/A
3	77.-4-3	1386-1388 ROUTE 9	SASSONE, MARK S	Apartment	405,000	5.3	\$3,089	\$3,281	N/A	N/A
3	63.-4-9.12	1345-1347 ROUTE 9	PETRUSH, EDWARD	Vacant comm	282,300	0.5	\$2,153	\$310	N/A	N/A
3	63.-4-9.111	1367 ROUTE 9	ABRAMS, GERALD	Vacant comm	110,800	0.5	\$845	\$310	N/A	N/A
3	63.-4-9.112	1349-1361 ROUTE 9	ABRAMS, GERALD	Vacant comm	343,900	0.5	\$2,623	\$310	N/A	N/A
3	77.-4-36.2	430 REYNOLDS RD	HILLMAN PROPERTIES INC	Rural vac<10	11,400	0.5	\$87	\$310	N/A	N/A
3	77.-4-36.11	416-422 REYNOLDS RD	THE ADIRONDACK TRUST CO	Vacant comm	354,200	0.5	\$2,702	\$310	N/A	N/A
3	77.-4-36.12	428 REYNOLDS RD	JENSEN-BURNHAM, EILEEN	Vacant comm	5,400	0.5	\$41	\$310	N/A	N/A
3	77.-4-37	1408 ROUTE 9	ELECTRO-MED EXTRUSION INC	Manufacture	325,000	5.2	\$2,479	\$3,219	N/A	N/A
3	77.1-1-1	1341 ROUTE 9	JABRO DEVELOPMENT LLC	1 use sm bld	500,000	1.2	\$3,814	\$743	N/A	N/A
3	77.1-1-2	1378 ROUTE 9	DEEB, DAVID A	Auto body	145,000	1.1	\$1,106	\$681	N/A	N/A
3	77.1-1-3	1364-1370 ROUTE 9	GRISWOLD CEMETERY	Cemetery	57,000	1.0	\$435	\$619	N/A	N/A
3	77.1-1-4	1356 ROUTE 9	KLOSS, EDWARD M	Converted Res	150,000	1.0	\$1,144	\$619	N/A	N/A
3	77.1-1-6.1	482-484 FORTSVILLE RD	PECK, LYNN E	1 Family Res	155,000	1.0	\$1,182	\$619	N/A	N/A
4	63.3-1-14	1393 ROUTE 9	SEAN KAM & LOGAN REALTY INC	Restaurant	300,000	13.3	\$2,288	\$8,234	\$2,909.18	\$8,304.20
4	63.3-1-15.1	1397 ROUTE 9	SEAN KAM & LOGAN REALTY INC	Auto body	274,000	1.0	\$2,090	\$619	\$2,657.05	\$624.38
4	63.3-1-23	1446 ROUTE 9	STEPMAR DEVELOPMENT INC	Office bldg.	425,000	7.6	\$3,242	\$4,705	\$4,121.34	\$4,745.25
4	63.3-1-24	1448 ROUTE 9	HUDSON HEADWATERS HEALTH NE	Health bldg	532,000	2.3	\$4,058	\$1,424	\$5,158.94	\$1,436.06
4	63.3-1-25	1442-1444 ROUTE 9	OPPENHEIM, MOIRA	Vacant comm	225,000	0.5	\$1,716	\$310	\$2,181.88	\$312.19
4	63.3-1-26	1438-1440 ROUTE 9	MOFFITT, PATRICIA A	Large retail	1,100,000	1.0	\$8,391	\$619	\$10,666.99	\$624.38
4	63.4-1-1	1439 ROUTE 9	BAYMAX HOLDINGS LLC	Other Storage	300,000	1.4	\$2,288	\$867	\$2,909.18	\$874.13
4	63.3-1-17	1407 ROUTE 9	MADDEN, DAVID C	3 Family Res	289,000	3.0	\$2,204	\$1,857	\$2,802.51	\$1,873.13
4	63.3-1-20.1	1417-1419 ROUTE 9	ROGGE, RICHARD C	Vacant comm	196,000	0.5	\$1,495	\$310	\$1,900.66	\$312.19
4	63.4-1-75	1441-1443 ROUTE 9	TIERNEY, THOMAS J	Lumber yd/ml	605,000	1.0	\$4,615	\$619	\$5,866.84	\$624.38
4	63.4-1-76	1445-1447 ROUTE 9	SAUNDERS, RUSTY R	Other Storage	567,200	1.8	\$4,327	\$1,114	\$5,500.29	\$1,123.88

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							AV	EDU**	AV	EDU**
4	63.3-1-1	1433 ROUTE 9	DMMH CORP	Warehouse	1,050,500	1.0	\$8,013	\$619	\$10,186.97	\$624.38
4	63.3-1-2.1	1431 ROUTE 9	DYNAMITE REAL ESTATE INC	1 use sm bld	250,000	1.0	\$1,907	\$619	\$2,424.31	\$624.38
4	63.3-1-2.2	1435 ROUTE 9	DMMH CORP	MiniWhseSelfSto	785,000	1.0	\$5,988	\$619	\$7,612.35	\$624.38
4	63.3-1-3.21	1428-1432 ROUTE 9	NAJA, JOHN A	Vacant comm	187,300	0.5	\$1,429	\$310	\$1,816.30	\$312.19
4	63.3-1-3.12	1434 ROUTE 9	PJM 612 ENTERPRISES LLC	Large retail	1,825,000	3.3	\$13,921	\$2,043	\$17,697.50	\$2,060.44
4	63.3-1-3.13	1458 ROUTE 9	DESANTIS ENTERPRISES INC	Vacant comm	68,000	0.5	\$519	\$310	\$659.41	\$312.19
4	63.3-1-3.14	1454-1456 ROUTE 9	BATKAY, WILLIAM	Vacant comm	209,800	0.5	\$1,600	\$310	\$2,034.49	\$312.19
4	63.3-1-3.111	1450 ROUTE 9	BREDA, MICHAEL	Educatrn fac	550,000	2.6	\$4,195	\$1,610	\$5,333.49	\$1,623.38
4	63.3-1-6.1	1418 ROUTE 9	LANDMARK MOTOR LODGE CORP	Motel	2,170,000	7.8	\$16,553	\$4,829	\$21,043.05	\$4,870.13
4	63.3-1-21.1	1421-1423 ROUTE 9	HEWLETT, GREGORY T	Dealer-prod.	276,300	1.0	\$2,108	\$619	\$2,679.35	\$624.38
4	63.3-1-21.21	1427-1429 ROUTE 9	ROGGE, DAVID D	Vac w/imprv	196,500	0.5	\$1,499	\$310	\$1,905.51	\$312.19
4	63.4-1-69.1	1470 ROUTE 9	BUHRMASTER PROPANE LLC	Other Storage	335,000	1.0	\$2,555	\$619	\$3,248.58	\$624.38
4	63.4-1-69.3	1468 ROUTE 9	VON LINDEN, DONALD C	1 Family Res	158,000	1.0	\$1,205	\$619	\$1,532.17	\$624.38
4	63.4-1-71	1462 ROUTE 9	BHATTI, ELISHBA	Motel	300,000	9.7	\$2,288	\$6,005	\$2,909.18	\$6,056.44
4	63.3-1-20.2	1425 ROUTE 9	ROGGE, BERNARD C-TRUSTEE	Com vac w/imp	35,000	0.5	\$267	\$310	\$339.40	\$312.19
4	63.3-1-22	1411 ROUTE 9	CROSS, CHERYL	Mfg hsing pk	1,098,600	17.0	\$8,380	\$10,525	\$10,653.41	\$10,614.39
4	63.3-1-15.2	1401 ROUTE 9	FISH, PHYLLIS R	Gas station	450,000	1.6	\$3,433	\$991	\$4,363.77	\$999.00
4	63.3-1-16	1405 ROUTE 9	RDDC DEVELOPMENT CORP	1 use sm bld	155,000	1.0	\$1,182	\$619	\$1,503.08	\$624.38
4	63.-4-2	1403 ROUTE 9	RDDC DEVELOPMENT CORP	Mfg hsing pk	16,207,700	381.1	\$123,631	\$235,939	\$157,170.27	\$237,949.55
4	63.3-1-21.22	ROUTE 9	ROGGE, DAVID D	Vacant comm	69,300	0.5	\$529	\$310	\$672.02	\$312.19
5	50.-3-4.1	116 BLUEBIRD ROAD	CANNONE VENTURES INC	Mfg hsing pk	\$1,035,400	34.0	\$7,898	\$21,049	\$10,040.54	\$21,228.77

\*Annual Debt Service Costs Shown Assume 0% Hardship Interest, and 25% NYS Water Grant  
\*\*EDU estimates are from the November 2016 Map, Plan and Report and have not been updated