

TOWN OF NELSON
PRELIMINARY BUDGET

NELSON CORNERS/PUTNAM ROAD/THOMAS ROAD SERVICE AREA

December 18, 2025

Construction Costs:

- a. Thomas/Putnam
 - 25 manholes @ \$10,000 each = \$ 250,000
 - 29 laterals @ \$5,000 each = \$ 145,000
 - 8,600 feet of gravity sewer with laterals @ 200 per foot = \$1,720,000

- b. Hamlet
 - 1 pump station @ \$350,000 (400 gpm) = \$ 350,000
 - 33 manholes @ \$10,000 each = \$ 330,000
 - 100 laterals @\$5,000 each = \$ 500,000
 - 5,000 feet of force main @ \$100 per foot = \$ 585,000
 - 12,000 feet of gravity sewer @\$200 per foot = \$2,400,000

Total of Construction Costs: **\$6,275,000**

Contingency (30%): **\$1,900,000**

Soft Costs (25%): **\$1,580,000**

Total Project Cost (2025): **Use \$9,800,000**

60% Grant: **\$5,880,000**

Project Financing of remaining 40% (\$3,920,000): **\$ 226,576**
(30 years @ 4% (.0578))

Units:

Nelson Corners **105.75**

Putnam Road/Thomas Road **25.50**

Total Annual Financing Unit Cost: **\$ 1,730**

(Project Financing (\$226,576 ÷ 131.25 units))

Cazenovia Sewer User Fee: **\$ 450**

(includes pump station power and maintenance)

Total Unit Cost Per Year: **\$ 2,180**

NOTE: Add 5% per year to all costs for each year past 2026.

PROPERTY OWNER LIST
TOWN OF NELSON
POTENTIAL SEWER SERVICE EXPANSION STUDY

NELSON CORNERS/PUTNAM ROAD/THOMAS ROAD SERVICE AREA

December 17, 2025

<i>Tax Map Parcel</i>	<i>Owner's Name</i>	<i>Physical Address</i>	<i>Type of Improvement(s)</i>	<i>Number of Units Assigned</i>
96.-1-15	Morrisville College Found Inc,	Putnam Rd	Rural Vac	0.5
96.-1-15.1	Morrisville College Found Inc,	Putnam Rd	Rural Vac	0.5
96.-1-17	Utter Irrevocable Trust,	4111 Putnam Rd	1-Family Res	1
96.-1-18	Weismore, Joshua	4105 Putnam Rd	1-Family Res	1
96.-1-19	Kingsley, Daniel G.	4095 Putnam Rd	1-Family Res	1
96.-1-25	Dorward, Cole R.	4080 Putnam Rd	1-Family Res	1
96.-1-21	McCarthy, Peres	4073 Putnam Rd	1-Family Res	1
96.-1-24	Fox, Joshua M.	4035 Putnam Rd	Rural Res	0.5
96.-1-23.2	Kaskoun, Matthew	4031 Putnam Rd	1-Family Res	1
108.-1-7	Kenealy, Steven	4013 Thomas Rd	1-Family Res	1
108.-1-8.2	Boergesson, Erik J.	4009 Thomas Rd	1-Family Res	1
108.-1-8	Barker, David J.	4007 Thomas Rd	1-Family Res	1
108.-1-8.1	Spinelli Revocable Trust,	4005 Thomas Rd	1-Family Res	1
108.-1-9	Duerr, Terry M.	4001 Thomas Rd	1-Family Res	1
108.-2-2	Cooney, Peter F.	4000 Thomas Rd	1-Family Res	1
108.-2-3	Amico, Patricia A.	3996 Thomas Rd	1-Family Res	1
108.-2-5	Fallon, Deborah W.	3976 Thomas Rd	1-Family Res	1
108.-2-6	Tyler, Jennie	3966 Thomas Rd	1-Family Res	1
108.-2-7	Hollman, David A.	3956 Thomas Rd	1-Family Res	1
108.-1-10.12	Emerson, Michael E.	3933 Thomas Rd	1-Family Res	1
108.-2-8	Konvicka, Raymond W. Sr	3946 Thomas Rd	1-Family Res	1
108.-1-10.141	Emerson, Michael E.	Thomas Rd	Rural Vac <10	0.5
108.-2-9	Franco, Thomas M.	3928 Thomas Rd	1-Family Res	1
108.-1-10.142	Rosko, Theodore B.	Thomas Rd	Rural Vac <10	0.5
108.-1-10.11	Clark, Mark A.	Thomas Rd	Rural Vac <10	0.5

<i>Tax Map Parcel</i>	<i>Owner's Name</i>	<i>Physical Address</i>	<i>Type of Improvement(s)</i>	<i>Number of Units Assigned</i>
108.-1-19	Dudley, Brian L.	3916 Thomas Rd	1-Family Res	1
108.-1-10.1	Thompson, Kevin J.	3877 Thomas Rd	1-Family Res	1
108.-1-10.13	Ammann, Richard K.	Thomas Rd	Rural Vac <10	0.5
108.-1-11.2	Ammann, Richard K.	3872 Thomas Rd	1-Family Res	1
		29 <i>Total Number of Properties</i>		25.5 <i>Total Number of Units</i>

Design Flow = 60,000