

**TOWN OF NELSON**  
**PRELIMINARY BUDGET**

**ROUTE 20 SOUTH/NELSON HEIGHTS/MIDSTATE SERVICE AREA**

December 18, 2025

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**Construction Costs:**

18 manholes @ \$10,000 each	= \$ 180,000
52 laterals @ \$5,000 each	= \$ 260,000
6,575 feet of sewer @ \$200 per foot	= <u>\$1,315,000</u>
<b>Total of Construction Costs:</b>	<b><u>\$1,755,000</u></b>

**Contingency (30%):** \$ 530,000

**Soft Costs (25%):** \$ 450,000

**Total Project Cost (2025):** Use **\$2,750,000**

**60% Grant:** \$1,641,000

**Project Financing of remaining 40% (\$1,109,000):** \$ 64,000  
(30 years @ 4% (.0578))

**Units:**

Route 20 South	22.50
Nelson Heights and Midstate Lane	33.25

**Total Annual Financing Unit Cost:** \$ 1,148  
(Project Financing (\$64,000 ÷ 55.75 units))

**Cazenovia Sewer User Fee:** \$ 400

**Total Annual Unit Cost:** \$ 1,548

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

**PROPERTY OWNER LIST**  
**TOWN OF NELSON**  
**POTENTIAL SEWER SERVICE EXPANSION STUDY**

**ROUTE 20 SOUTH/NELSON HEIGHTS/MIDSTATE SERVICE AREA**

December 17, 2025

<b><i>Tax Map Parcel</i></b>	<b><i>Owner's Name</i></b>	<b><i>Physical Address</i></b>	<b><i>Type of Improvement(s)</i></b>	<b><i>Number of Units Assigned</i></b>
107.8-2-6	Cazenovia Central School	Midstate Ln	Rural vac <10	0.5
107.8-2-10	Moss, Jeffrey R.	4041 Nelson Heights Rd	1-Family Residential	1
107.8-2-33	Hunt, Danny L.	4048 Nelson Heights Rd	1-Family Residential	1
107.8-2-11	Breining, Joshua H.	4035 Nelson Heights Rd	1-Family Residential	1
107.8-2-34	Duffy-Hackney, Corinne	4034 Nelson Heights Rd	1-Family Residential	1
107.8-2-12	Coates, Xavier	4029 Nelson Heights Rd	1-Family Residential	1
107.8-2-35	Hackney, Gerald M.	4028 Nelson Heights Rd	1-Family Residential	1
107.8-2-13	McKee, Michael	4023 Nelson Heights Rd	1-Family Residential	1
107.8-2-36	Westcott, Douglas J.	4024 Nelson Heights Rd	1-Family Residential	1
107.8-2-21	Locke, Breyanna	4144 Midstate Ln	1-Family Residential	1
107.8-2-14	Delgado, Gabriela	4017 Nelson Heights Rd	1-Family Residential	1
107.8-2-42	Aupperle, Richard P. III	4018 Nelson Heights Rd	2-Family Residential	2
107.8-2-18	Cook, Dona L.	4011 Nelson Heights Rd	1-Family Residential	1
107.8-2-37	DeSantis, Joseph F.	Nelson Heights Rd	Vac w/imprv barn	0.75
107.8-2-20	Wistrup, Gilbert M.	4141 Midstate Ln	1-Family Residential	1
107.8-2-22	Devine, Thomas W.	4140 Midstate Ln	1-Family Residential	1
107.8-2-15	Oeinck, Yvonne M.	4007 Nelson Heights Rd	1-Family Residential	1
107.8-2-38	DeSantis, Joseph F.	4008 Nelson Heights Rd	1-Family Residential	1
107.8-2-17	Furco, Anthony	4003 Nelson Heights Rd	1-Family Residential	1
107.8-2-47	Stearns, Brian M.	4002 Nelson Heights Rd	1-Family Residential	1
107.8-2-16	Addante Family Irrev Trust,	3997 Nelson Heights Rd	1-Family Residential	1
107.8-2-45	Whitebean, Peter J.	3996 Nelson Heights Rd	1-Family Residential	1

107.8-2-27	LeMay, David M.	3991 Nelson Heights Rd	1-Family Residential	1
107.8-2-40	Banac, Lisa A.	3982 Nelson Heights Rd	1-Family Residential	1
107.8-2-48	Wheeler, Donald J.	3980 Nelson Heights Rd	1-Family Residential	1
107.8-2-50	Cherciu, Stefan C.	3964 Nelson Heights Rd	1-Family Residential	1
107.8-2-29	Costello, Michael J.	Nelson Heights Rd	Res Vac Land	0.5
107.8-2-49	Lints, Eric P.	3970 Nelson Heights Rd	1-Family Residential	1
107.8-2-25	Costello, Michael J.	3967 Nelson Heights Rd	1-Family Residential	1
107.8-2-24	Lagorga, John J.	3961 Nelson Heights Rd	1-Family Residential	1
107.8-2-51	Ferguson, Jonathan	Nelson Heights Rd	Rural vac <10	0.5
107.8-2-30	Christansen, Morgan	3957 Nelson Heights Rd	1-Family Residential	1
107.8-2-52	Ferguson, Jonathan	Nelson Heights Rd	Rural Vac <10	0
107.8-2-53	Ferguson, Jonathan	3956 Nelson Heights Rd	1-Family Residential	1
107.-2-32.11	Todd, David	3998 Nelson Heights Rd	Rural Res	1
		<b>35</b> <b>Total Number of Properties</b>		<b>33.25</b> <b>Total Number of Units</b>

**Design Flow = 20,000**